

NOTICE OF PUBLIC HEARING
FOR GENERAL PLAN AMENDMENT #15-03, ZONE CHANGE #422, ESTABLISHMENT OF
PLANNED DEVELOPMENT (P-D) #74, AND NOTICE OF INTENT TO CERTIFY AN
ENVIRONMENTAL IMPACT REPORT AND ADOPT A STATEMENT OF OVERRIDING
CONSIDERATIONS AND A MITIGATION MONITORING PROGRAM FOR
THE MERCED GATEWAY MASTER PLAN

A public hearing will be held by the Merced City Council on Monday, August 7, 2017, at 6:00 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 #15-03, Zone Change #422, and the Establishment of Planned Development (P-D) #74, for the proposed *Merced Gateway Master Plan* (hereinafter referred to as the “Project”), initiated by Gateway Park Development Partners, LLC, on behalf of Pluim Family Partnership, property owner. General Plan Amendment #15-03 would: 1) reconfigure the boundary between the Regional Community Commercial and High to Medium Density Residential designations; and, 2) amend the Official Circulation Plan by adding several driveways along the Campus Parkway Expressway. Planned Development Establishment #74 would establish a Site Utilization Plan for 601,127 square feet of commercial uses (retail, restaurants, a hotel, a gas station, etc.), 178 multi-family residential dwelling units, and a 1.53-acre fire station site; along with development standards. Zone Change #422 would relocate and reduce the size of a High-Medium Density Residential (R-3-2) site, and change the designation of the Central-Commercial (C-C) area to Planned Development #74. The project site is bounded by Gerard Avenue, Coffee Street, Mission Avenue, and Pluim Drive (extended), on property currently designated Regional Community Commercial and Medium-to-High Density Residential; said properties being more particularly described as Lots 173, 174, 175, 228, 229, and 230 as shown on the map entitled “Merced Colony,” recorded February 3, 1910, in Book 4 of Official Plats, at Page 24, inclusive, of Merced County Records; also known as Assessor’s Parcel Number (APN) 061-250-092.

On June 21, 2017, the Planning Commission considered this matter at a duly noticed public hearing, and recommended that the City Council certify the Final EIR for the Merced Gateway Master Plan, including the adoption of the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring Program, and approve General Plan Amendment #15-03, Zone Change #422, the Establishment of Planned Development (P-D) #74, and the Merced Gateway Master Plan.

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, ESTABLISHING PLANNED DEVELOPMENT (P-D) #74 AND AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 20 ACRES OF LAND FROM R-3-2 TO PLANNED DEVELOPMENT (P-D) #74 AND APPROXIMATELY 57.5 ACRES OF LAND FROM CENTRAL COMMERCIAL (C-C) TO PLANNED DEVELOPMENT (P-D) #74, GENERALLY LOCATED AT THE NORTHEAST AND SOUTHEAST CORNERS OF COFFEE STREET AND CAMPUS PARKWAY .”

If enacted, this ordinance would change the zoning for the property generally located at the northeast and southeast corners of Coffee Street and Campus Parkway as described above. 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.

An environmental review checklist has been filed for this Project, and Draft (DEIR) and Final (FEIR) Environmental Impact Reports for the Merced Gateway Master Plan (SCH #2015101048) have been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). Significant environmental effects are anticipated as a result of the Project, including some significant effects which would be reduced to a level of less than significant after mitigation measures are imposed and others that would remain significant and unavoidable even after mitigation is imposed. These include effects on aesthetics; agriculture and forest resources; air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; recreation; public services; transportation and traffic; utilities and public services; and greenhouse gas emissions (global climate change). Each significant environmental effect is described in detail in the DEIR, which was circulated for a 45-day public review from July 14, 2016, to August 29, 2016. The FEIR (which was made available on Monday, June 12, 2017) contains copies of all the written comments received on the DEIR and the City's responses to those comments as well as any minor modifications to the text of the DEIR.

The Draft Environmental Impact Report (DEIR) and reference documents (currently available), and the Final Environmental Impact Report (FEIR) (also available) may be reviewed at the Planning Division office at 678 W. 18th Street, Merced, CA during normal business hours, generally Monday through Friday, 10:00 a.m. to 5:00 p.m. (closed from 12:00 p.m. to 1:00 p.m.). A copy of these documents can also be purchased at the Planning Department for the price of reproduction. A copy of the documents are also available on CD for \$5 or the document may be downloaded from the City's website at www.cityofmerced.org. In order to encourage "green" practices, the public is strongly encouraged to obtain a CD or download the above document instead of printed copies. Please feel free to call the Planning Department at (209) 385-6858 for additional information.

All persons in favor of, opposed to, or in any manner interested in this request for a General Plan Amendment, Zone Change, and Planned Development Establishment 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 the decision of the City Council 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.

July 24, 2017

/s/ Kim Espinosa

Kim Espinosa,
Planning Manager