

NOTICE OF PUBLIC HEARING
FOR ANNEXATION / PREZONE #15-01; GENERAL PLAN AMENDMENT #15-04; PRE-ANNEXATION DEVELOPMENT AGREEMENT; AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A public hearing will be held by the Merced City Planning Commission on Wednesday, June 6, 2018, 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, CA, concerning Annexation and Pre-zoning #15-01, General Plan Amendment #15-04, and associated Pre-Annexation Development Agreement, initiated by Louann Bianchi, property owner. This application involves annexing 8.83 acres of land at the northwest and southwest corners of North Highway 59 and Santa Fe Drive into the City of Merced; changing the General Plan designation for the northwest corner from Open Space (OS) to Thoroughfare Commercial (CT) and pre-zoning the northwest corner as Thoroughfare Commercial (C-T). The General Plan designation for the southwest corner would remain Industrial (IL) and this corner would be pre-zoned Light Industrial (I-L). Said property is more particularly described as Parcels 1 and 2 as described in the Grant Deed recorded in Volume 3428 at Page 811 of Merced County Records; also known as Assessor's Parcel Numbers (APN) 057-200-067 and -029; and all of that property described in the Grant Deed recorded as Document Number 2017-000058 of Merced County Records, also known as Assessor's Parcel Number (APN) 057-200-042.

An environmental review checklist has been filed for this project, and a draft mitigated negative declaration (i.e., no significant effect in this case because of mitigation measures and/or modifications described in the draft) has been prepared. 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. 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 Annexation, Pre-zoning, General Plan Amendment, and associated Pre-Annexation Development Agreement are invited to attend this 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 May 17, 2018, and ends on June 6, 2018. 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.

After the Planning Commission makes its decision on this matter, the matter will also be considered at a public hearing before the City Council. A separate notice of that public hearing will also be given.

May 14, 2018

/s/ Kim Espinosa
KIM ESPINOSA,
Planning Manager