

NOTICE OF PUBLIC HEARING
FOR VESTING TENTATIVE SUBDIVISION MAP #1308 AND
NOTICE OF INTENT TO RELY ON A PREVIOUSLY
ADOPTED ENVIRONMENTAL IMPACT REPORT (EIR)

A public hearing will be held by the Merced City Planning Commission on Thursday, July 5, 2018, 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 #1308, initiated by Benchmark Engineering, applicant for Baxter Ranches, LLC, property owner. This application involves the subdivision of approximately 165 acres into 14 large lots. This property is generally located on the west side of M Street, between Bellevue Road and Arrow Wood (extended), within Planned Development (P-D) #42 and has the following General Plan Designations: Regional/Community Commercial (RC), High-Medium Residential (HMD), Low-Medium Residential (LMD), School (SCH), Open Space (OS), and Low Density Residential (LD). Said property being more particularly described as all that property as described in the Grant Deeds recorded as Document Numbers 2012-032101 and 2012-032103, Merced County Records on September 12, 2012; also known as Assessor's Parcel Numbers (APN) 224-010-009, -011, and -021 and 224-030-018.

An environmental review carried out for this project under the California Environmental Quality Act (CEQA) concluded that Environmental Review #18-45 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 Vesting 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 June 14, 2018, and ends on July 5, 2018. 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.

June 11, 2018

/s/ Kim Espinosa

Kim Espinosa, Planning
Manager