

NOTICE OF PUBLIC HEARING

FOR GENERAL PLAN AMENDMENT #18-01, SITE UTILIZATION PLAN REVISION #13 TO PLANNED DEVELOPMENT (P-D) #42, VESTING TENTATIVE SUBDIVISION MAP #1307, AND 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 Wednesday, August 8, 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 General Plan Amendment #18-01, Site Utilization Plan Revision #13 to Planned Development (P-D) #42, and Vesting Tentative Subdivision Map #1307. This application was initiated by Benchmark Engineering, on behalf of Baxter Ranches, LLC, property owner. The application is a request to change the General Plan designation for approximately 5.58 acres of land at the southwest corner of M Street and Arrow Wood Drive from Open Space/Park (OS) to Low-Medium Density Residential (LMD) to allow the construction of 43 single-family lots and to change the General Plan designation for approximately 5 acres of land located west of M Street and north of Arrow Wood Drive from Low-Medium Density Residential (LMD) to Open Space/Park (OS). The Site Utilization Plan Revision would change the land use designation for the 5.58 acres at M Street and Arrow Wood Drive from "Park" to "Single-Family Residential" and change the designation for the approximately 5.0 acres west of M Street and north of Arrow Wood Drive from "Single-Family Residential" to "Park." Vesting Tentative Subdivision Map #1307 would allow the subdivision of the 5.58 acres located at the southwest corner of M Street and Arrow Wood Drive into 43 single-family lots. The property located at the southwest corner of M Street and Arrow Wood Drive is more particularly described as: Lot A as shown on the Final Subdivision Map for Bellevue Ranch West Village 12, Phase 1 recorded in Volume 80, Pages 1-6, of Merced County Records; also known as Assessor's Parcel Number: 224-030-031. The property located west of M Street and north of Arrow Wood Drive is more particularly described as: A portion of Adjusted Parcel 1 as described in Document #2018-03677 Recorded 2/6/2018 in Merced County Records; also known as Assessor's Parcel Number (APN): 224-010-022.

An environmental review carried out for this project under the California Environmental Quality Act (CEQA) concluded that Environmental Review #18-44 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 Impact Report 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 General Plan Amendment, Site Utilization Plan Revision, and 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 West 18th Street, Merced, CA 95340. The public review period for the environmental determination begins on July 19, 2018, and ends on August 8, 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.

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

July 13, 2018

/s/ Kim Espinosa

Kim Espinosa,
Planning Manager