

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 Council on Monday, September 17, 2018, 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 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) and owned by Quad, LLC. 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's) 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.

On June 6, 2018, the Planning Commission considered this matter at a duly noticed public hearing, and recommended that the City Council approve Annexation and Pre-zoning #15-01, General Plan Amendment #15-04, and associated Pre-Annexation Development Agreement, subject to the Findings and Conditions set forth in Planning Commission Resolution #3095.

At the meeting, the City Council will consider the introduction of the Ordinance entitled: "An Ordinance of the City Council of the City of Merced, California, amending the Official Zoning Map by pre-zoning land generally located at the northwest corner of North Highway 59 and Santa Fe Drive as Thoroughfare Commercial (C-T) and the land generally located at the southwest corner of North Highway 59 and Santa Fe Drive as Light Industrial (I-L)."

If enacted, this ordinance would prezone the properties as described above.

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 a Pre-Annexation Development Agreement between the City of Merced and Lou Ann Bianchi for the Highway 59 and Santa Fe Annexation."

If enacted, this ordinance would approve the Pre-Annexation Development Agreement described above.

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 W. 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 September 7, 2018, and ends on September 17, 2018. Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge the decision 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.

August 31, 2018

/s/ Kim Espinosa  
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Kim Espinosa,  
Planning Manager