

NOTICE OF PUBLIC HEARING
FOR GENERAL PLAN AMENDMENT #24-01, NORTHEAST YOSEMITE SPECIFIC PLAN
AMENDMENT #6, ZONE CHANGE #433, ESTABLISHMENT OF PLANNED DEVELOPMENT
(P-D) #82, AND TENTATIVE SUBDIVISION MAP#1329
AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

A public hearing will be held by the Merced Planning Commission on Wednesday, October 23, 2024, at 6:00 p.m., or as soon thereafter as may be heard in the Council Chambers of City Hall, 678 W. 18th Street, Merced, CA, regarding General Plan Amendment #24-01, Northeast Yosemite Specific Plan Amendment #6, Zone Change #433, Establishment of Planned Development (P-D) #82, and Tentative Subdivision Map #1329, initiated by Stonefield Home, Inc., property owner. The General Plan Amendment would amend the Merced General Plan Transportation and Circulation Element by modifying the City of Merced Circulation Plan (Figure 4.1) and all associated maps and descriptions throughout the General Plan, to eliminate Destiny Drive (a collector road) from going through the subject site to Paulson Road (extension). The Northeast Yosemite Specific Plan Amendment would modify the design, layout, and circulation of the residential subdivision previously approved for this site. The Zone Change would be for a 1.08-acre portion of the project site for the Establishment of Planned Development (P-D) #82 to allow for 16 of the 113 lots to be small lots between 2,200 square feet and 3,700 square feet (with a zero-lot-line development). The Tentative Subdivision Map would subdivide approximately 39.12 acres into 113 single family lots (mostly between 6,000 and 7,000 square feet). The subject site is generally located on the south side of E. Cardella Road, 1,900 feet east of G Street. The subject site is more particularly described as “Remainder” as shown on the map entitled “Parcel Map for Wathen” recorded in Book 121, Page 2, in Merced County Records; also known as Assessor’s Parcel Number (APN) 231-010-021.

An environmental review checklist has been filed for this project, and a negative declaration has been prepared under the California Environmental Quality Act. 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, or on the City’s website at www.cityofmerced.org. A copy may also be requested by sending an email to planningweb@cityofmerced.org.

All persons in favor of, opposed to, or in any manner interested in this request for a General Plan Amendment, Northeast Yosemite Specific Plan Amendment, Zone Change, Establishment of Planned Development, and Tentative Subdivision Map are invited to attend the meeting in person or comment via email. The public review period for the environmental determination begins on October 3, 2024, and ends on October 23, 2024. Please call the Planning Department at (209) 385-6858 for additional information. If you challenge the 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 of Merced at, or prior to, the public hearing.

You may submit your public comment to the Planning Commission electronically no later than 1:00 PM on the day of the meeting. Comments received before the deadline will become part of the record. Material may be emailed to planningweb@cityofmerced.org and should be limited to 300 words or less. Please specify which portion of the agenda you are commenting on, i.e. item # or Public Comments. Your comments will be provided to the Planning Commission at the appropriate time. Any correspondence received before, during, or after the meeting will be distributed to the Planning Commission and retained for the official record.

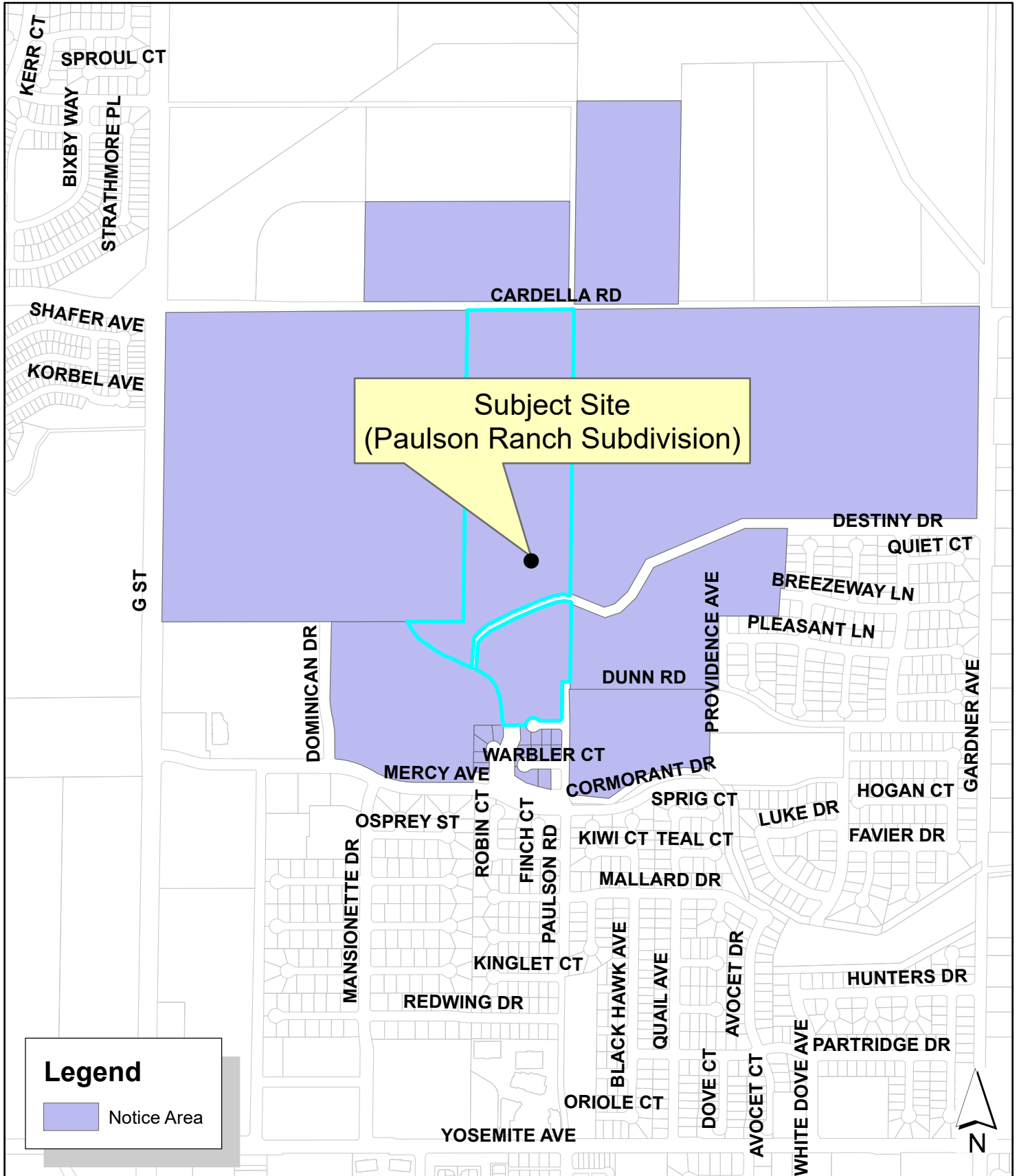
To view video (if available) or listen to the Planning Commission meeting live, go to the City's website www.cityofmerced.org, Facebook Live, or Comcast Public Access Channel 96.

After the Planning Commission makes its decision on this matter, the General Plan Amendment, Northeast Yosemite Specific Plan Amendment, Zone Change, and Establishment of Planned Development will also be considered at a public hearing before the City Council. The Planning Commission's decision on the Tentative Map will be final unless appealed. A separate notice of that public hearing will also be given.


October 3, 2024

A handwritten signature in black ink, appearing to read "Kim Espinosa", written over a horizontal line.

KIM ESPINOSA,
TEMPORARY DEVELOPMENT
SERVICES DIRECTOR



Legend

 Notice Area

Disclaimer: This document was prepared for general inquiries only. The City of Merced makes no warranty, representation, or guarantee regarding the accuracy of this map. The City of Merced is not responsible for errors or omissions that might occur. Official information regarding specific parcels should be obtained from official recorded or adopted City documents.

GPA #24-01/NEYSPA #6/ZC #433
 Est.P-D #82/TSM #1329
 800 E. Cardella Road

