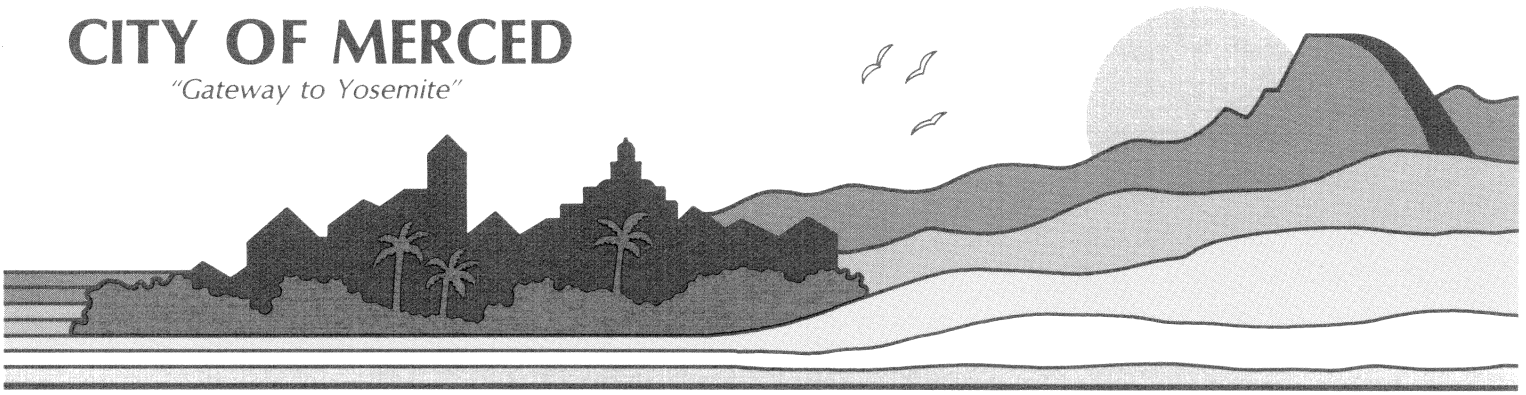


CITY OF MERCED

"Gateway to Yosemite"



October 1, 2014

Re: Public Review of the *Bellevue Community Plan* Project by the Planning Commission

Foremost, thanks to all who participated in the preparation of the draft *Bellevue Community Plan* (BCP). This plan, along with related amendments to the General Plan and associated environmental review, is scheduled for review by the City's Planning Commission on October 22, 2014 (see the public hearing notice on the following pages).

The draft BCP was crafted after considerable review and input was received from the project's citizen-based advisory committee. At their meeting of August 25, 2014, the Committee unanimously recommended approval of the draft BCP, along with amendments to the July 2014 draft. These amendments are:

- Remove Figure 3, the BCCP Illustrative Plan, from page 84, Introduction Chapter.
- Throughout the community plan, refer to the urban design of the BCP as "Bellevue Urban Design," distinguishing it from the urban village concept of the City's General Plan.
- New Implementation Policy: City Staff to evaluate use of collector roads spaced every 1/3 mile along Bellevue Road (instead of 1/4 mile spacing), between G Street and Golf Road and Mandeville and Farmland, considering issues related to terrain and the function of collector roads.
- Remove Appendix C from the BCP (but place it in the Environmental Document to describe plan consistency).

As you read through the current BCP draft and its environmental review document, please be aware that City Planning Staff supports each of the recommendations above. Except as noted below, these changes are not yet reflected in the current draft of the BCP, however. Upon conclusion of the public hearing process, a final set of changes as approved by the City Council will be made to the BCP. A change that is reflected the current draft plan is the shifting of Appendix C to the project's environmental review document. Additionally, Appendix F of the BCP, which addresses the public review process, has also been updated, notably by inclusion of all minutes of the citizen committee meetings. All other BCP chapters and appendices appear as they did in the July 2014 draft.

NOTICE OF PUBLIC HEARING
FOR THE BELLEVUE COMMUNITY PLAN, GENERAL PLAN AMENDMENT #14-02,
AND NOTICE OF INTENT TO ADOPT AN ADDENDUM TO THE MERCED
VISION 2030 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

A public hearing will be held by the Merced City Planning Commission on Wednesday, October 22, 2014, 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 the *Bellevue Community Plan*, General Plan Amendment #14-02, and to adopt an addendum to the *Merced Vision 2030 General Plan* Environmental Impact Report (SCH#2008071069), initiated by the City of Merced. The *Bellevue Community Plan* contains several elements including Vision and Urban Design, Mobility, Open Space, Conservation and Recreation, Community Character (land use), Urban Expansion, Public Services and Facilities, and Plan Maintenance that will be used by the City to guide future growth within the City's Sphere of Influence for approximately 2.4 square miles generally bounded by G Street on the west; Farmland Avenue on the north; Lake Road on the east and Cardella Road on the South (between Lake Road and Gardner Road), and generally ½ mile south of Bellevue Road (between Gardner Road and G Street).

After preparation of an initial study for the project, the City determined that an Addendum to the *Merced Vision 2030 General Plan* Environmental Impact Report is the appropriate form of environmental review of this project. A copy of the draft *Bellevue Community Plan*, the *Merced Vision 2030 General Plan* and its EIR, and the proposed addendum are available for public inspection or purchase at the City of Merced Planning Department during regular business hours, at 678 West 18th Street, Merced. Alternatively, CD-ROMs containing these files may also be purchased for a lower price.

All persons in favor of, opposed to, or in any manner interested in this project are invited to attend this hearing or forward written comments to the Director of Development Services, City of Merced, 678 West 18th Street, Merced, CA 95340. Please feel free to call the Planning Department at (209) 385-6858 for additional information.

