

NOTICE OF PUBLIC HEARING  
FOR VESTING TENTATIVE SUBDIVISION MAP #1335,  
AND NOTICE OF INTENT  
TO RELY ON A PREVIOUS ADOPTED ENVIRONMENTAL IMPACT REPORT (EIR)

A public hearing will be held by the Merced City Planning Commission on Wednesday, March 19, 2025, at 6:00 p.m., or as soon thereafter as may be heard in the Council Chambers of City Hall, 678 W. 18<sup>th</sup> Street, Merced, CA, regarding Vesting Tentative Subdivision Map #1335 (“Bellevue Ranch North Village 24 Subdivision”), initiated by Benchmark Engineering, applicant for Hostetler Investments, LLC, property owner. This application involves a request to subdivide approximately 17.90 acres into 55 single-family lots within a gated community. The lots would range in size from 8,000 square feet to 18,000 square feet. The subject site is generally located at the west side of G Street, south of E. Old Lake Road, within Planned Development (P-D) #42, with a General Plan designation of Low-Density Residential (LD). The subject site is more particularly described as a Remainder as shown on that certain Parcel Map, recorded in volume 82, Page 32, in Merced County Records; also known as a portion of Assessor’s Parcel Number (APN) 170-060-028.

An environmental review carried out for this project under the California Environmental Quality Act (CEQA) concluded that Environmental Review #24-41 is a second-tier environmental document, based upon the City’s determination that the proposed project remains consistent with a previous project approved for this site and Environmental Review #24-01, certified by the City of Merced on May 15, 1995, and that no additional environmental review is necessary. A copy of this staff evaluation is available for public inspection at the City of Merced Planning Department during regular business hours, at 678 West 18th Street, Merced, CA. A copy of this document can also be purchased at the Planning Department for the price of reproduction. A copy of the exemption is available by request by emailing [planningweb@cityofmerced.org](mailto:planningweb@cityofmerced.org).

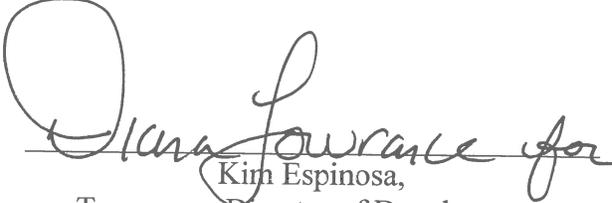
All persons in favor of, opposed to, or in any manner interested in this request for a Vesting Tentative Subdivision Map are invited to attend the meeting in person or comment via email. The public review period for the environmental determination begins on February 27, 2025, and ends on March 19, 2025. 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.

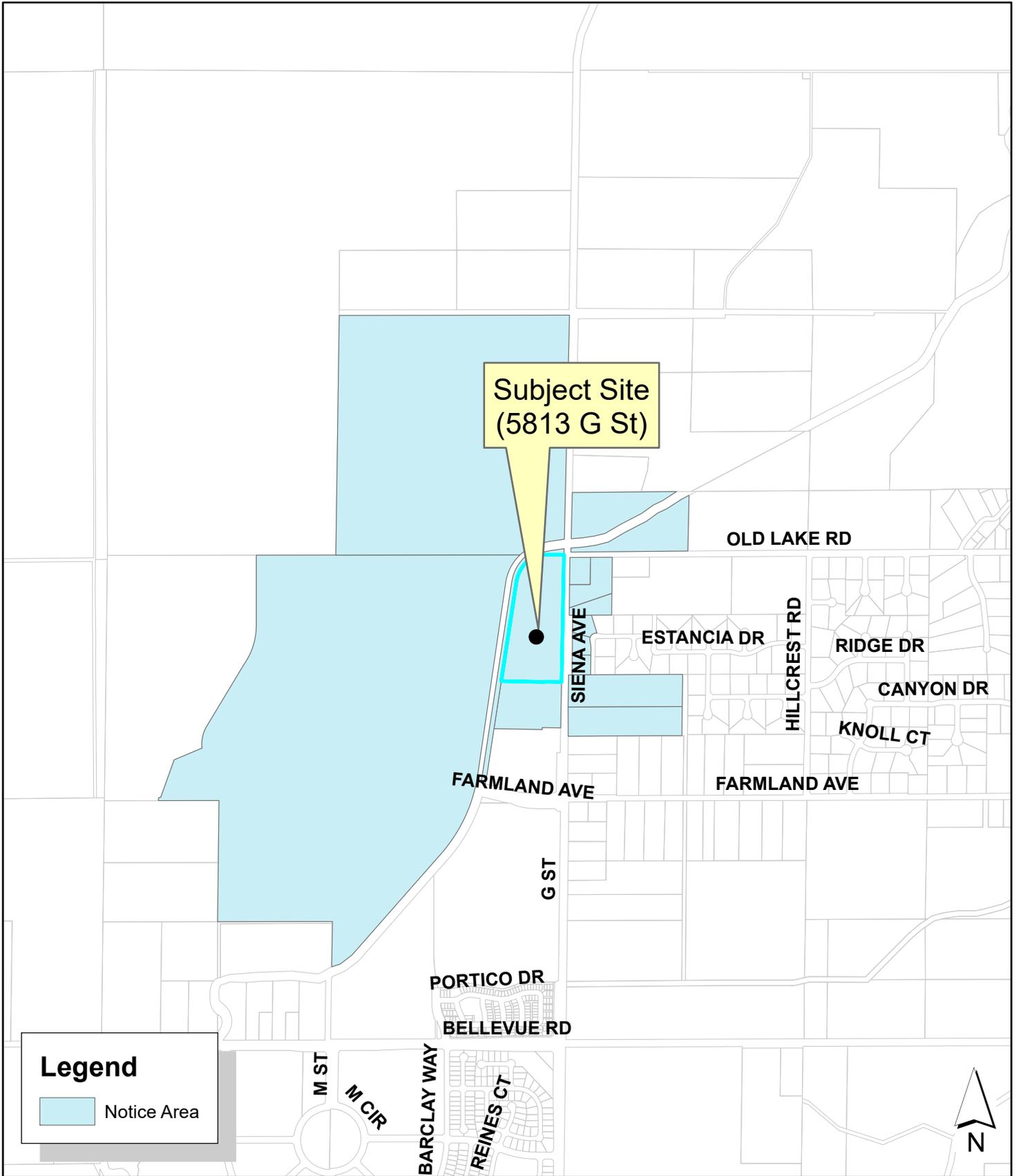
You may submit your public comment to the Planning Commission electronically no later than 1:00 PM on the day of the meeting. Comments received before the deadline will become part of

the record. Material may be emailed to [planningweb@cityofmerced.org](mailto: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 Comment. 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](http://www.cityofmerced.org), Facebook Live, or Comcast Public Access Channel 96.

February 27, 2025

  
Kim Espinosa,  
Temporary Director of Development  
Services



**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.

**Tentative Subdivision Map #1335**  
(5813 G St)

