

NOTICE OF AVAILABILITY OF A DRAFT SUPPLEMENTAL EIR FOR PUBLIC REVIEW

NOTICE is hereby given that a Draft Supplemental Environmental Impact Report (SEIR) has been prepared by the County of Merced, State of California, and is available for public review pursuant to State of California, California Environmental Quality Act (CEQA) Guidelines for the project listed below:

PROPOSED PROJECT: Bradbury Ranch Master Plan (State Clearinghouse No. #2022040085).

PUBLIC REVIEW AND COMMENT PERIOD: May 26, 2023 to July 10, 2023

PROJECT LOCATION: The approximately 273-acre project site, known as the Bradbury Ranch, is located within the northeastern portion of the Delhi Community Plan (“community plan”) boundary in unincorporated Merced County. The community plan is a component of the 2030 Merced County General Plan (“Merced County general plan”). The project site is bound by Bradbury Road on the north, Vincent Road on the east, Shanks Road on the south, and State Route 99/Union Pacific Railroad on the west.

PROJECT DESCRIPTION: The project applicants, RBK Development and Belgravia Land and Development, have submitted an application (PD 18-001) to Merced County for the Bradbury Master Plan planned development (hereinafter referred to as the “proposed project” or “project”) for review and consideration. The Bradbury master plan boundary is within the broader Delhi Community Plan (hereinafter “community plan”) boundary. The County certified an EIR for the community plan in 2006. The current project application has been submitted to request changes to land use and development capacity within the Bradbury master plan area. Based on preliminary calculations of the anticipated amendment, the total number of dwelling units in the master plan area would increase, from 869 to 1,069, and the potential amount of non-residential development would decrease from 594,060 square feet to 136,680 square feet.

No applications for individual development projects within the master plan boundary have been submitted. Future individual projects would also be subject to CEQA review.

The proposed project partially re-envisioned land use for the Bradbury Ranch master plan area to accommodate projected population, housing, and employment, and address infrastructure and open space public service needs (school, fire station, parks, etc.) and to be more responsive to expected market conditions. The proposed project would revise density and intensity of residential uses for the master plan area. It would also adjust timing and phasing for installation of parks and public services to appropriately meet demand. Transportation facilities, including roads and bike paths, would be reconfigured to better serve the project and existing and planned surrounding land uses.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The following resources areas would have a less than significant impact after mitigation. No significant unavoidable impacts were identified.

Air Quality
Agricultural Resources
Biological Resources

Cultural Resources
Greenhouse Gas Emissions and Climate Change
Noise and Vibration

PUBLIC HEARINGS: The County Planning Commission will conduct a public hearing following the end of the public review period. The date, time, and place of the Planning Commission hearing are presently unknown. A second notice providing the date, time, and place of the Planning Commission hearing will be provided once a date has been finalized.

DRAFT SEIR REVIEW: The Draft SEIR is available for review during normal business hours at the Merced County Main Administration Building and County Clerk's Office in Merced (2222 M Street, Merced, CA 95340).

The Draft SEIR is also available online at:

<https://www.countyofmerced.com/414/Environmental-Documents>

COMMENTING ON THE DRAFT SEIR: Consistent with the requirements of Section 15087 of the State CEQA Guidelines, this Draft SEIR is being made available on May 26, 2023, for public review for a period of 45 days. During this period, the general public, agencies, and organizations may submit written comments on the content of this Draft SEIR to Merced County. Comments received on the Draft SEIR will be responded to in the Final SEIR.

SEND COMMENTS TO:

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Comments should be provided at the earliest possible date but must be received by **5:00 p.m. on July 10, 2023**. Failure to comment will not preclude your right to testify at a future public hearing for the proposed project.