

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Bradbury Master Plan

Lead Agency: Merced County Community & Economic Development Dept. Contact Person: Diana Lowrance, Planner III
 Mailing Address: 2222 M Street Phone: (209) 385-7654 x4163
 City: Merced Zip: 95340 County: Merced

Project Location: County: Merced City/Nearest Community: Delhi (unincorporated)

Cross Streets: Bradbury Road and Vincent Road Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 37 ° 26 ' 54 " N / 120 ° 46 ' 34.85 " W Total Acres: 273.1

Assessor's Parcel No.: 046-030-017, 018, 008, 007, 006, 014, 011, 021, 022, 015, and 013; 011-120-033,0C Section: 5 Twp.: 6S Range: 11E Base: Mount Diablo

Within 2 Miles: State Hwy #: 99 Waterways: Merced River

Airports: None Railways: Union Pacific Schools: Delhi

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 1069 Acres 196.2
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 136680 Acres 10.1 Employees 300 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: 23.8 acre school site Waste Treatment: Type _____ MGD _____
 Recreational: two neighborhood parks and one community park Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG

Present Land Use/Zoning/General Plan Designation:

Site contains several scattered single-family residences, agricultural use and undeveloped. Zoning: A-1 (General Agriculture)/General Plan: Low Density Residential, Business Park, Neighborhood Commercial

Project Description: (please use a separate page if necessary)

The applicant is requesting approval of a general plan amendment to modify the land use designations in the community plan that apply to the Bradbury Master Plan (" Bradbury master plan ") area as illustrated in the community plan. Figure 3, Delhi Community Plan Land Use Designations for the Bradbury Master Plan Area, shows the current land use designations. Figure 4, Proposed Bradbury Master Plan Area Land Use, illustrates the proposed land uses. The primary proposed changes are to eliminate the Business Park use, reduce the size of the area designated Medium Density Residential, and increase the size of the area designated Low Density Residential.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 6, 2022 Ending Date May 5, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>EMC Planning Group Inc.</u>	Applicant: <u>RBK Development/Belgravia Land and Development</u>
Address: <u>301 Lighthouse Avenue, Ste. C</u>	Address: <u>18 Arbor Way</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Turlock, CA 95380</u>
Contact: <u>Ron Sisseem</u>	Phone: <u>209-483-8159</u>
Phone: <u>831-649-1799</u>	

Signature of Lead Agency Representative:  Date: 4/5/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.