

## 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

<b>SCH #</b>
--------------

**Project Title:** Franklin-Beachwood Community Plan Update

Lead Agency: County of Merced Contact Person: Tiffany Ho  
 Mailing Address: 2222 "M" Street, Merced, CA Phone: (209) 385-7654 ext. 4407  
 City: Merced Zip: CA County: Merced

**Project Location:** County: Merced City/Nearest Community: Franklin CDP, City of Merced, City of Atwater  
 Cross Streets: Highway 99 & Santa Fe Drive Zip Code: 95348

Longitude/Latitude (degrees, minutes and seconds): 37 ° 19' 54 " N / 120 ° 31' 40 " W Total Acres: 1,092

Assessor's Parcel No.: N/A Section: 9, 10, 15, 22 Twp.: 7S Range: 13E Base: MDB&M

Within 2 Miles: State Hwy #: 99 Waterways: Black Rascal Creek

Airports: Castle Airport (2.5 miles), Merced Regional Airport (2.2 miles) Railways: BNSF Schools: Franklin Elementary, Joe Stefani Elementary, Stoneridge

**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 \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Residential, Commercial, Agricultural

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

See attached.

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 an "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 checked="" 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 # <u>6</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics    | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>                 |
| <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 checked="" 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 checked="" 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 checked="" type="checkbox"/> SWRCB: Water Rights                      |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input 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 checked="" 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 June 28, 2024 Ending Date July 29, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>County of Merced</u>
Address: _____	Address: <u>2222 "M" Street</u>
City/State/Zip: _____	City/State/Zip: <u>Merced, CA 95340</u>
Contact: _____	Phone: <u>(209) 385-7654 ext. 4407</u>
Phone: _____	

Signature of Lead Agency Representative: \_\_\_\_\_ Date: 6/28/2024

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

**Notice of Preparation**  
**Franklin-Beachwood Community Plan EIR**  
(Community Plan No. CP20-001/General Plan Text Amendment No. GPA24-002/Zone  
Change No.ZC24-002)

**Attachment 1**

**Background**

Merced County will be preparing an Environmental Impact Report (EIR) to address the environmental effects of the Franklin-Beachwood Community Plan (Proposed Project).

The proposed Franklin-Beachwood Community Plan will serve as the long-range vision and land use strategy plan for guiding development within the unincorporated community of Franklin-Beachwood in Merced County. The County and its consultants have been working with community residents, businesses, property owners, and public agencies and organizations to identify and establish the direction and character of growth in Franklin-Beachwood through the year 2040. This is the first comprehensive update to the original Franklin-Beachwood Community Specific Plan adopted in 1983.

The Franklin-Beachwood Community Plan EIR will be a program EIR as defined in the California Environmental Quality Act (CEQA) Guidelines Section 15168, which is one type of EIR that can be prepared for planning projects. A program EIR evaluates the impacts of a series of actions that can be characterized as one large project and are related either:

- 1) geographically;
- 2) as logical parts in a chain of contemplated actions;
- 3) are connected with issuances of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or
- 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

Specific development projects within the Franklin-Beachwood Community Plan Area (Plan Area) are not proposed at this time, but will be subject to the goals, policies, and implementation actions set forth in the Community Plan, as well as mitigation measures identified in the EIR.

The 2030 Merced County General Plan adopted in 2013 identifies Franklin-Beachwood as an Urban Community. The General Plan defines Urban Communities as areas within unincorporated Merced County that have a range of housing densities, commercial uses, public sewer and/or water infrastructure, public services and employment-generating land uses. Approval of the proposed Community Plan would require an amendment of the County General Plan to reflect the proposed land uses. Development within the Plan Area would be governed by both General Plan policies and Community Plan goals, policies, and implementation actions.

**Project Location**

Franklin-Beachwood is an unincorporated community located in Merced County, immediately north of State Route 99, between the cities of Merced and Atwater (see Figure 1). Most of the Plan Area is located between Highway 99 to the south and Santa Fe Drive to the north. The portion of the Plan Area north of Santa Fe Drive is designated Industrial. Black Rascal Creek abuts the Plan Area's southeast boundary. The Burlington Northern-Santa Fe Railroad (BNSF) runs adjacent to and through the northern portion of the Plan Area in a northwest to southeast direction, parallel to Santa Fe Drive (see Figure 2). The Franklin County Water District (FCWD) wastewater treatment

plant is located in the southeast portion of the Plan Area.

The proposed Community Plan encompasses both the existing Franklin-Beachwood Community Plan area of approximately 812 acres, and an additional approximately 280 acres designated Franklin-Beachwood Rural Residential Center (RRC) in the County's General Plan. RRCs are intended to support urban or suburban residential development at lower densities than an Urban Community, and typically without full urban services, and act as a buffer between more dense residential development and agricultural and open space land uses.

### **Existing Environment**

Franklin-Beachwood is a small, rural community encompassing approximately 1,100 acres, or 1.7 square miles. The community is bounded to the north, west and east by nut and fruit orchards and other agricultural operations, and rural residential development. The Merced Regional Airport is located approximately 2.2 miles south-southeast of the Plan Area, and Castle Airport is located approximately 2.5 miles to the northwest.

At the time of the 2020 census, there were approximately 6,919 people living in Franklin-Beachwood in 2,067 households. The average number of persons per household was 3.35.<sup>1</sup>

Existing land use designations within the Franklin-Beachwood Community Plan Area include Agricultural, Agricultural-Residential, Very Low, Low and Medium Density Residential, Neighborhood Commercial, General Commercial, Industrial, Institutional/Public Facility, Recreation, and Residential Reserve. Low and Medium Density Residential provide the bulk of the land use designations. Commercial development is primarily concentrated along Ashby Road, which runs parallel to Highway 99. Industrial development is located in the north-central portion of the Plan Area, physically separated from the community plan area by Santa Fe Drive.

The Plan Area is relatively flat. Almost the entire area has been disturbed by urban development or agricultural activities. A majority of the land within the Plan Area has been developed with residential, industrial or commercial uses, but there remain large undeveloped parcels that are vacant or used for agricultural operations. Consequently, there are only a few areas that provide potential for biological habitat, such as open fields and drainages. Approximately 250 acres of the Plan Area are vacant or underutilized, including land designated for agricultural, industrial, commercial and residential uses.

The Plan Area includes approximately 307 acres of agricultural land, as defined by California Farmland Mapping and Monitoring Program (FMMP). Of this, approximately 58 acres are Prime Farmland. There are no agricultural easements or Williamson Act properties within the Franklin-Beachwood community, although there are several Williamson Act properties in the surrounding area. There are no dairies or other animal confinement operations (CAFOs) within the Plan Area. There are two CAFOs in proximity to the Plan Area. One is located south of Highway 99, along Franklin Road, and the other is located over 1,000 feet north of the Plan Area along North Franklin Road.

There are two public schools within Franklin-Beachwood, including Franklin Elementary School (K-3) and Joe Stefani Elementary School (grades 3-6). Total enrollment in these schools was 1,203 in 2022-23<sup>2</sup>. There is also a private school, Stone Ridge Christian, which currently serves middle

---

1 Census table:  
<https://www.census.gov/quickfacts/fact/table/franklincdpcalifornia,mercedcountycalifornia/PST045221>.  
Accessed May 17, 2022.

2 California Department of Education Data Quest:  
<https://dq.cde.ca.gov/dataquest/dqcensus/EnrEthGrd.aspx?cds=24657710112615&aggllevel=school&year=20>

and high school students, and plans to expand within its existing footprint to serve preschool and elementary students as well. Generally, students from the Plan Area attend Rivera Middle School for grades 7 and 8, and either El Capitan High School or Buhach Colony High School for grades 9-12. In 2022-23, enrollment at Rivera was 579 students, 1,746 students at Buhach Colony and 1,839 at El Capitan<sup>3</sup>.

There is one 3.5-acre pocket park within the Plan Area, which contains a small children's play area, several picnic tables, and an open lawn, much of which serves as a drainage basin during storm events. The County has designated a 19-acre site for a future community park south of Stefani Elementary School at the intersection of Lobo Avenue and Rancho Lane.

The Merced County Fire Department provides fire, rescue and emergency medical services to all unincorporated parts of the County, including Franklin-Beachwood. There is no fire station within the Plan Area. The nearest station is Station #61, located on Gurr Road, approximately 2 miles from the center of the Plan Area. The Merced County Sheriff's Department provides law enforcement services.

Domestic water supply is provided to the Plan Area by California American Water Company (Cal-Am), as part of the Meadowbrook service area. Domestic water within the Meadowbrook service area is provided entirely from three groundwater wells, with a combined peak capacity of approximately 3,075 gallons per minute. Annual water production in 2021 was 350 million gallons, or approximately 1,075 acre feet. Average daily use was 138 gallons per person.<sup>4</sup>

Wastewater is collected and treated by the Franklin County Water District. The wastewater treatment plant is located in the southern portion of the Plan Area. The plant has a physical capacity of 0.498 million gallons per day (mgd), and a permitted capacity of 0.6 mgd.<sup>5</sup> Septic systems are used in the Rural Residential areas north of Dan Ward Road and in the industrial portion of the Plan Area north of Santa Fe Drive.

Approximately half of the Plan Area is within the 100-year floodplain (1% chance of flooding annually) based on the Flood Insurance Rate Maps (FIRMs). Storm drainage facilities include existing roadside ditches, curb and gutter and drainage ponds on private property. The County maintains stormwater basins in the area.

Castle Airport is located approximately 2.5 miles north of the Plan Area. The entire Plan Area is in the Castle Airport Influence Area. Merced Regional Airport is located southeast of the Community Plan boundary. A portion of the southeast portion of the Community Plan Area is in the Merced Regional Airport Influence Area. The Merced County Airport Land Use Compatibility Plan (ALUCP) sets allowed uses dependent on Compatibility Zone designation and development standards pertaining to building height, intensity, and open land. Compatibility Zones B2, C, and D are present in the Plan Area. Most of the Plan Area is located within Zone D for both Castle Airport and Merced Regional Airport. This is the least restrictive zone, and allows most land uses, including residential,

---

<sup>22-23</sup> and <https://dq.cde.ca.gov/dataquest/dqcensus/EnrEthGrd.aspx?cds=24657716025621&aggllevel=school&year=2022-23>, accessed Apr 8, 2024.

3 California Department of Education Data Quest: <https://dq.cde.ca.gov/dataquest/dqcensus/enrethlevels.aspx?aggllevel=School&year=2022-23&cds=24657716025696>, <https://dq.cde.ca.gov/dataquest/dqcensus/enrethlevels.aspx?aggllevel=School&year=2022-23&cds=24657892430205>, and <https://dq.cde.ca.gov/dataquest/dqcensus/enrethlevels.aspx?aggllevel=School&year=2022-23&cds=24657890127373>, accessed Apr 3, 2024.

4 QK, *Franklin-Beachwood Community Plan-Water Supply Assessment*, May 2023, page 17.

5 QK, *Franklin County Water District, Wastewater Infrastructure Analysis*, July 24, 2023, page 1.

with some conditions regarding building heights and other potential hazards<sup>6</sup>. A portion of the Plan Area generally south of Santa Fe Drive and east of Beachwood Drive is in Castle Airport Zone C, which allows for most uses with conditions. Existing land uses within this area include Low and Medium Density Residential and Industrial. The majority of the Plan Area that is within the more restrictive B2 Zone for Castle Airport is designated Industrial, with a small portion designated Low Density Residential and Neighborhood Commercial. The small portion of the Plan Area that is within Zone B2 of the Merced Regional Airport is designated Agricultural Residential, General Commercial and Medium Density Residential. Zone B2 conditionally allows for single family residential and most non-residential uses, but does not allow for multifamily residential, lodging, heavy industrial uses or regional shopping centers.

### **Proposed Project Description**

As stated above, the proposed Community Plan is intended to guide development in Franklin-Beachwood through the year 2040. The proposed Community Plan would amend the County General Plan, including the land use map, and provide policies to ensure that the Community Plan is implemented as envisioned by Franklin-Beachwood residents and the County. The County zoning map would also be amended to reflect the zones associated with the proposed land use designations.

The Proposed Project would expand the boundaries of the existing Community Plan Area to include adjacent RRC areas, which are zoned Agricultural-Residential. The existing Plan Area encompasses approximately 812 acres; the proposed Community Plan would increase the Plan Area by approximately 280 acres. The FCWD Sphere of Influence would also need to be amended to incorporate the additional area.

The Franklin-Beachwood Community Plan provides for increases in residential and commercial development, accompanied by services needed to serve this growth. The proposed land uses are shown in Figure 3 and Table 1.

The predominant land use would continue to be residential, with up to 748 new units. There would be a corresponding increase in the community population to a total of up to approximately 8,760 residents by 2040, an increase of approximately 21 percent over 2020 levels. The population would grow to approximately 9,432 residents if the Plan Area were to fully build out, an increase of approximately 27 percent.

General Commercial and Neighborhood Commercial development would increase to approximately 666,720 square feet, about a sixfold increase. The Community Plan also provides for approximately 38,690 square feet of Business Park development.

Approximately 99.4 acres of land currently designated Industrial would be redesignated Planned Development, which would provide for both residential and commercial development. It is anticipated that approximately 10 acres of the PD would be commercial with up to 100,030 square feet of development. The remaining 89.4 acres would accommodate 375 residential units.

No new industrial development would occur within the Plan Area.

No new schools are proposed, although additional schools would be allowed in areas designated for residential development.

---

6 Merced County Airport Land Use Commission, *Merced County Airport Land Use Compatibility Plan*, June 21, 2012, Table 2A, Basic Compatibility Criteria.

The proposed Community Plan provides for approximately 31 acres designated for park/recreation areas, including one new community park, which would be approximately 19 acres and two other smaller, neighborhood park/recreation areas, which would vary in size. The recreation area off Franklin Road is associated with Franklin Elementary School. Neighborhood parks would include features such as playgrounds, picnic areas and passive spaces. Other possible amenities could include community gardens, tot lots, dog parks, walking paths and multiuse lawn areas. Pocket parks of less than one acre could also be located in and around residential neighborhoods.

A Class II bike lane is proposed along Santa Fe Drive. A multi-use path is also proposed along Santa Fe Drive along with a new multi-use path along Ashby Road that will connect to a multi-use path to the City of Merced.

The proposed Community Plan does not include any specific development projects. In order to determine the potential impacts of the proposed Community Plan, the EIR will assume, at buildout, the land uses and levels of development shown in Table 1. If the proposed Community Plan is adopted, proposals for new development would need to demonstrate that they are consistent with the land use designations and policies of the adopted Community Plan.

### **Project Schedule**

The proposed Community Plan, if adopted, is expected to take approximately 20 years to build out. The actual duration would depend on market demand, construction costs, and other factors.

### **CEQA Actions and Project Approvals**

Prior to approving the Proposed Project, or any alternative project, the County is required to undertake CEQA review including:

- **Certification of the EIR** - Certification that the EIR adequately identifies any significant environmental effects of the Proposed Project, pursuant to CEQA and the CEQA Guidelines; and
- **Mitigation Monitoring** – Adoption of a Mitigation Monitoring and Reporting Plan to reflect the measures required to mitigate significant impacts, if any, of the project.

The EIR is intended to provide the CEQA documentation for approval of the Community Plan and related General Plan amendments and rezoning, as needed to conform to the Community Plan Update.

Because no individual projects or entitlements are included in the Proposed Project, no action by other agencies is necessary. However, subsequent projects implemented under the Community Plan may require additional County action, including tentative subdivision maps, administrative and conditional use permits, improvement plans and building permits. In addition, the following actions of regulatory agencies may be necessary for subsequent projects.

- **Local Area Formation Commission** approval to amend the FCWD boundaries to align with the proposed Franklin-Beachwood Community Plan Area.
- **Section 7 or Section 10 Consultation** with the U.S. Fish and Wildlife Service if any federally-listed plant or wildlife species could be adversely affected by the proposed

development.

- **404 permit** from the US Army Corps of Engineers if any waters of the US would be filled.
- **Section 1602 Streambed Alteration Agreement** from the California Department of Fish and Wildlife for potential disturbance to the bed or bank of jurisdictional waters.
- **Section 401** certification if a federal 404 permit is issued, and/or **National Pollutant Discharge Elimination Permit (NPDES)** from the Regional Water Quality Control Board if discharge to surface waters would be necessary or if discharges would increase over currently permitted levels.
- **State General Construction Activity Storm Water Permit**, issued by the State Water Quality Control Board.
- **Permit to Operate from the San Joaquin Air Quality Management District** for any industrial or commercial facility that would include stationary equipment that discharges certain pollutants to the air.
- **Can and Will Serve Letter for water service** from Cal Am.
- **Can and Will Serve Letter for wastewater service** from the Franklin County Water District would be required as a condition of new development.

### **Scope of the EIR**

As provided in the CEQA Guidelines (Section 15021), public agencies are charged with the duty to avoid or minimize environmental damage where feasible. In discharging this duty, the public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social. The Franklin-Beachwood Community Plan EIR will address the environmental impacts of developing the land uses allowed under the proposed Community Plan. The public agency is required to consider the information in the EIR, along with any other relevant information included in the public record, in making its decision on the project (Section 15121 of the CEQA Guidelines).

An Initial Study will be prepared in order to focus the EIR analysis on those issue areas where significant impacts could occur, or where there is particular public concern. At this time, based on a preliminary review, the Draft EIR is expected to focus on the following topics:

- **Land Use**, including compatibility with existing uses and consistency with adopted plans;
- **Agriculture**, including the conversion of farmland to other uses;
- **Biological Resources**, including adverse effects on special status species, riparian habitat, other sensitive habitats, and/or federally-protected wetlands, interference with the movement of any native resident or migratory fish or wildlife, and/or conflicts with local policies and/or conservation plans;
- **Cultural resources**, including adverse changes in the significance of historical or archaeological resources and/or tribal cultural resources, destruction of paleontological resources, and/or disturbance of human remains;
- **Transportation and Circulation**, including increased vehicle miles traveled, consistency with congestion management and other transportation plans, and effects on transit, bicycle and pedestrian facilities;
- **Air Quality**, including emissions of air pollutants during construction and operation



and odors;

- **Climate Change**, including increased emissions of greenhouse gases;
- **Noise**, including construction, traffic, and other operational noise; and
- **Utilities**, including water supply (including effects on groundwater supplies), wastewater treatment, and solid waste.

Based on the preliminary evaluation, the following possible environmental effects of the Proposed Project are expected to be less than significant, or reduced to less-than-significant levels with application of proposed Community Plan policies and standards, adopted General Plan policies, federal, state and local regulations and standard conditions and measures:

- **Aesthetics**, including adverse effect on a scenic vista, degradation of scenic resources, degradation of the existing visual quality of the area, and/or light or glare that could affect day and nighttime views;
- **Forestry resources**, including conflicts with forestland or timberland production zones, and/or loss or conversion of forest land to non-forest uses;
- **Geology and soils**, including exposure of people or structures to the risk of loss, injury or death from seismic-related effects, soils constraints and/or landslides, soil erosion or the loss of topsoil, and/or issues related to septic tanks;
- **Hazards and Hazardous Materials**, including hazards to the public or environment due to the routine transport, use or disposal of hazardous materials, or release of hazardous materials, emission or handling of hazardous materials within one-quarter mile of a school, development on a site included on a list of hazardous materials sites (e.g., Cortese List), hazards from public airports or private airstrips, interference with an adopted emergency response or evacuation plan, and/or exposure to risk of injury or loss from wildfire.
- **Hydrology and Water Quality**, including violation of water quality standards or waste discharge requirements, interference with groundwater recharge, alteration of existing drainage patterns, generation of runoff that exceeds the capacity of existing or planned drainage facilities, placement of housing in the 100-year floodplain, impediments to flood flows, loss, injury or death due to flooding and/or inundation by seiche, tsunami or mudflow (note that impacts on groundwater supplies will be addressed in the Utilities chapter of the Draft EIR under water supply);
- **Land Use**, including physical division of a community or conflict with applicable habitat or natural community conservation plans (conflicts with applicable land use policies or regulations will be addressed in the Land Use chapter of the Draft EIR);
- **Mineral Resources**, including the loss of availability of known mineral resources and/or locally-important mineral resources;
- **Noise**, including exposure to excessive noise levels from a public airport or private airstrip (other noise issues will be fully addressed in the Noise chapter of the Draft EIR);
- **Population and Housing**, including displacement of people and/or the need to construct replacement housing (growth inducement will be addressed in the CEQA Considerations chapter of the Draft EIR);
- **Public Services**, including fire protection, police protection, schools, parks and other public facilities;
- **Recreation**, including increased use of existing parks construction or expansion of recreational facilities; and

- **Transportation**, including changes in air traffic patterns, increased hazards due to design features or incompatible uses, and/or inadequate emergency access (vehicle miles traveled, conflicts with applicable transportation policies, congestion management and transit, bike or pedestrian plans will be addressed in the Transportation and Circulation chapter of the Draft EIR).

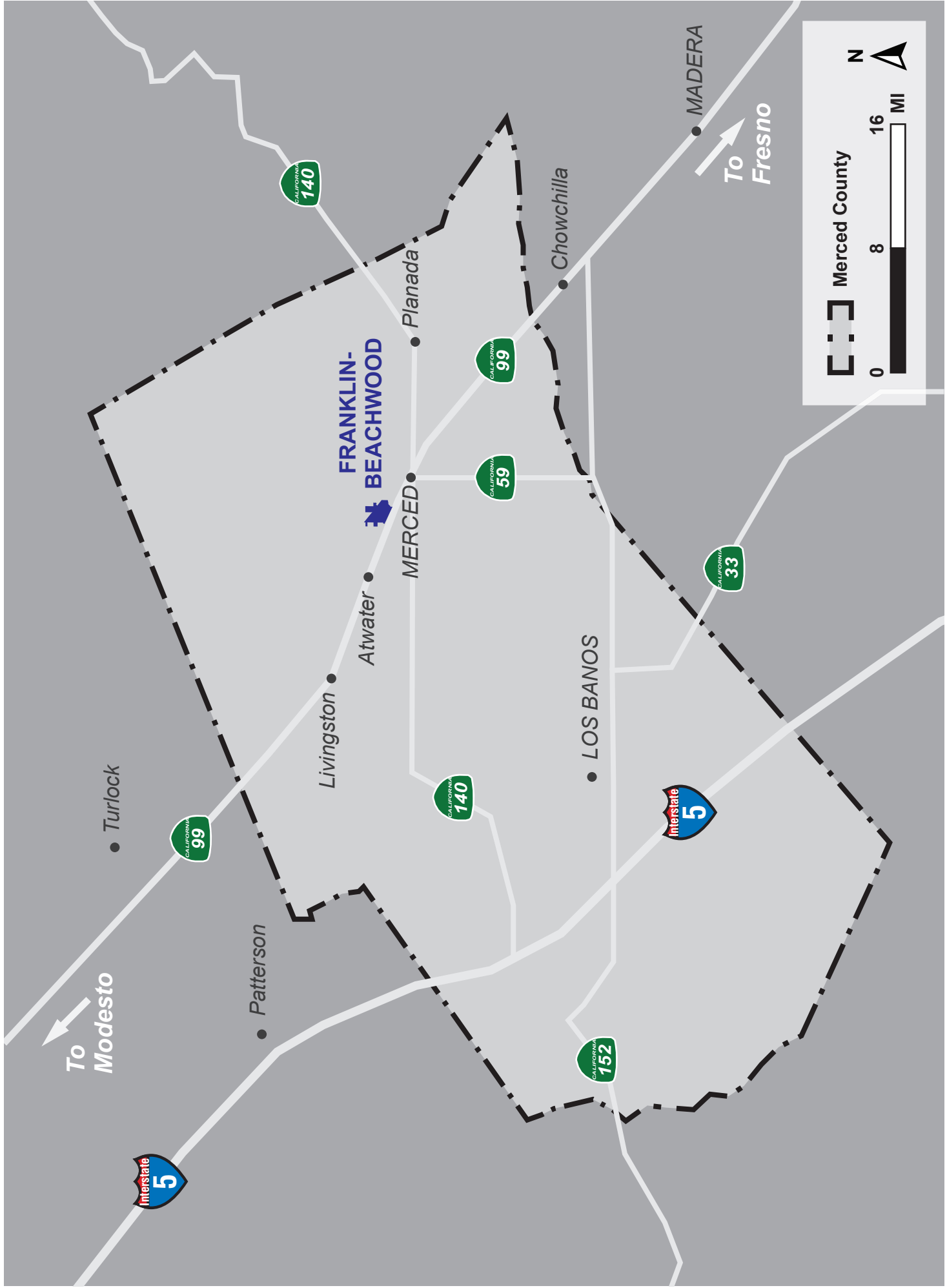
### **Comments Requested**

To ensure that the full range of issues related to this proposed action are addressed and all significant issues are identified, written comments and suggestions are invited from all interested parties. Comments or questions concerning the proposed EIR should be directed to the name and address below by 5:00 p.m. on July 29, 2024.

Tiffany Ho, Deputy Director of Planning  
Merced County  
Community and Economic Development Department  
2222 M Street  
Merced, CA 95340  
(209) 385-7654, ext. 4407  
Tiffany.Ho@countyofmerced.com

Table 1 Franklin-Beachwood Community Plan Land Use Summary				
Land Use	Acreage <sup>1</sup>	Dwelling Units/Square Feet <sup>2, 3</sup> /Number		
	Total	Existing	Future	Total
<b>Residential</b>				
Very Low Density (VLDR)	14.9	44 du	0 du	44 du
Low Density (LDR)	383.5	1,062 du	306 du	1,368 du
Medium Density (MDR)	142.3	799 du	58 du	857 du
Agricultural-Residential (A-R)	124.4	77 du	9 du	86 du
Planned Development <sup>3</sup>	99.4	0	375 du	375 du
<b>Total Residential</b>	<b>764.4</b>	<b>1,982 du</b>	<b>748 du</b>	<b>2,730 du</b>
<b>Non-Residential</b>				
<b>Commercial</b>				
Neighborhood Commercial (NC)	13.0	34,410 sf	68,290 sf	102,700 sf
General Commercial (GC)	48.7	65,620 sf	498,400 sf	564,020 sf
Planned Development <sup>4</sup>	See above	0 sf	108,900 sf	108,900 sf
<b>Total Commercial</b>	<b>61.7</b>	<b>100,030 sf</b>	<b>675,590 sf</b>	<b>775,620 sf</b>
<b>Business Park</b>				
Business Park	3.4	0 sf	38,690 sf	38,690 sf
<b>Industrial</b>				
Industrial (IND)	211	275,160 sf	0 sf	275,160 sf
Non-residential uses within residential designations	n/a	43,730 sf	0 sf	43,730 sf
<b>Total Non-Residential</b>	<b>276.1</b>	<b>375,190 sf</b>	<b>714,280 sf</b>	<b>1,133,200 sf</b>
<b>Institutional</b>				
Elementary School (I)	20.3	2 schools 101,980 sf	0	2 schools 101,980 sf
<b>Parks</b>				
Community Park (REC)	19	12,720 sf	0	12,720 sf
Neighborhood Park	12			
<b>Total Parks</b>	<b>31</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>
<b>Total</b>		<b>2,730 dwelling units</b>		
<b>1,092 acres</b>		<b>1,247,900 sf non-residential</b>		
Table 1 Notes: Some columns may not add up due to rounding. 1. Acreage is inclusive of approximately 155 acres of roads and other infrastructure. 2. Potential building square footage is derived by multiplying the typical floor area ratio by proposed acreage. Existing building square footage has been subtracted from the total shown. 3. Assumes typical development rate rather than maximum development potential. 4. Planned Development is anticipated to have 10 acres of commercial uses and 89.4 acres of residential uses.  du=dwelling units                      sf=square feet				

FIGURE 1: FRANKLIN-BEACHWOOD REGIONAL LOCATION



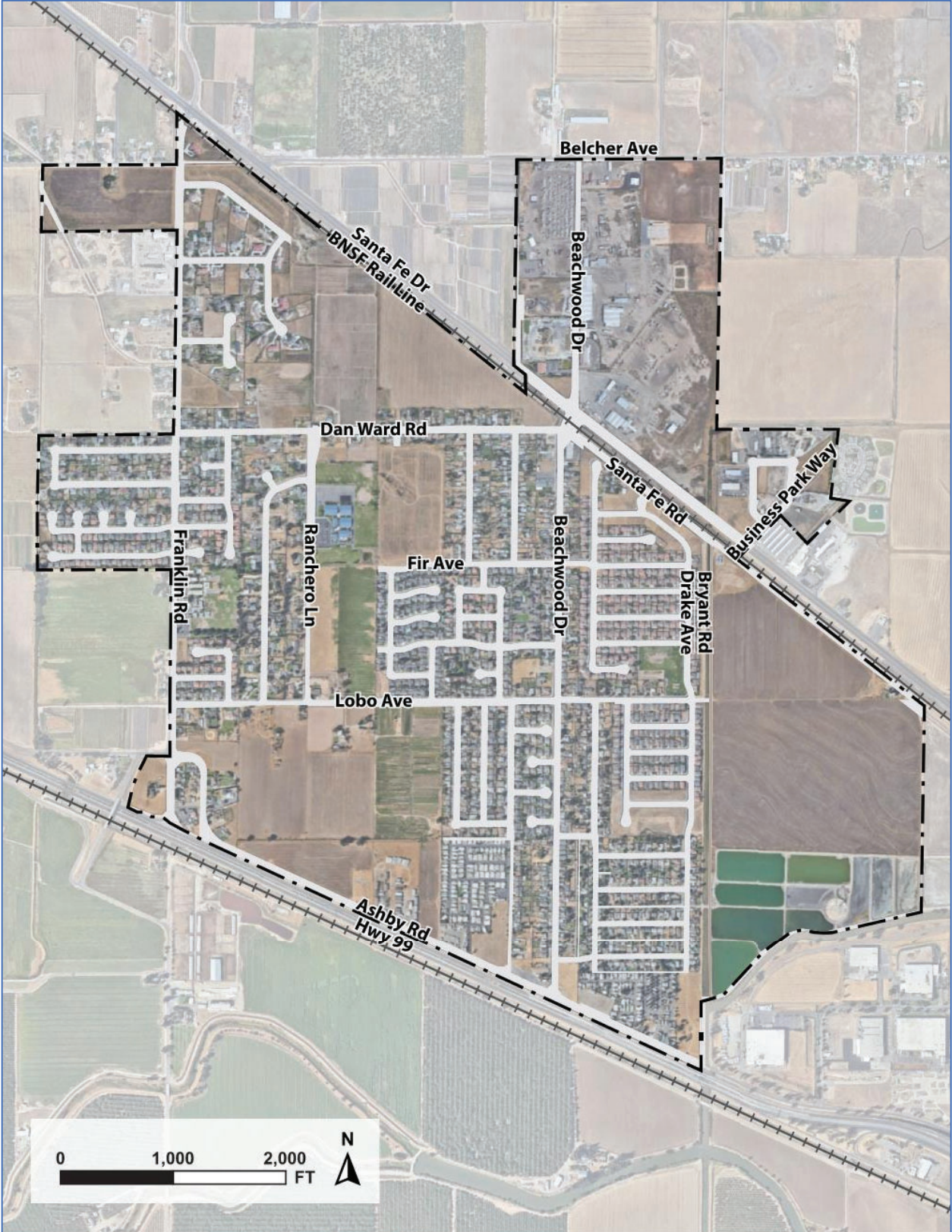


Figure 2: Plan Area

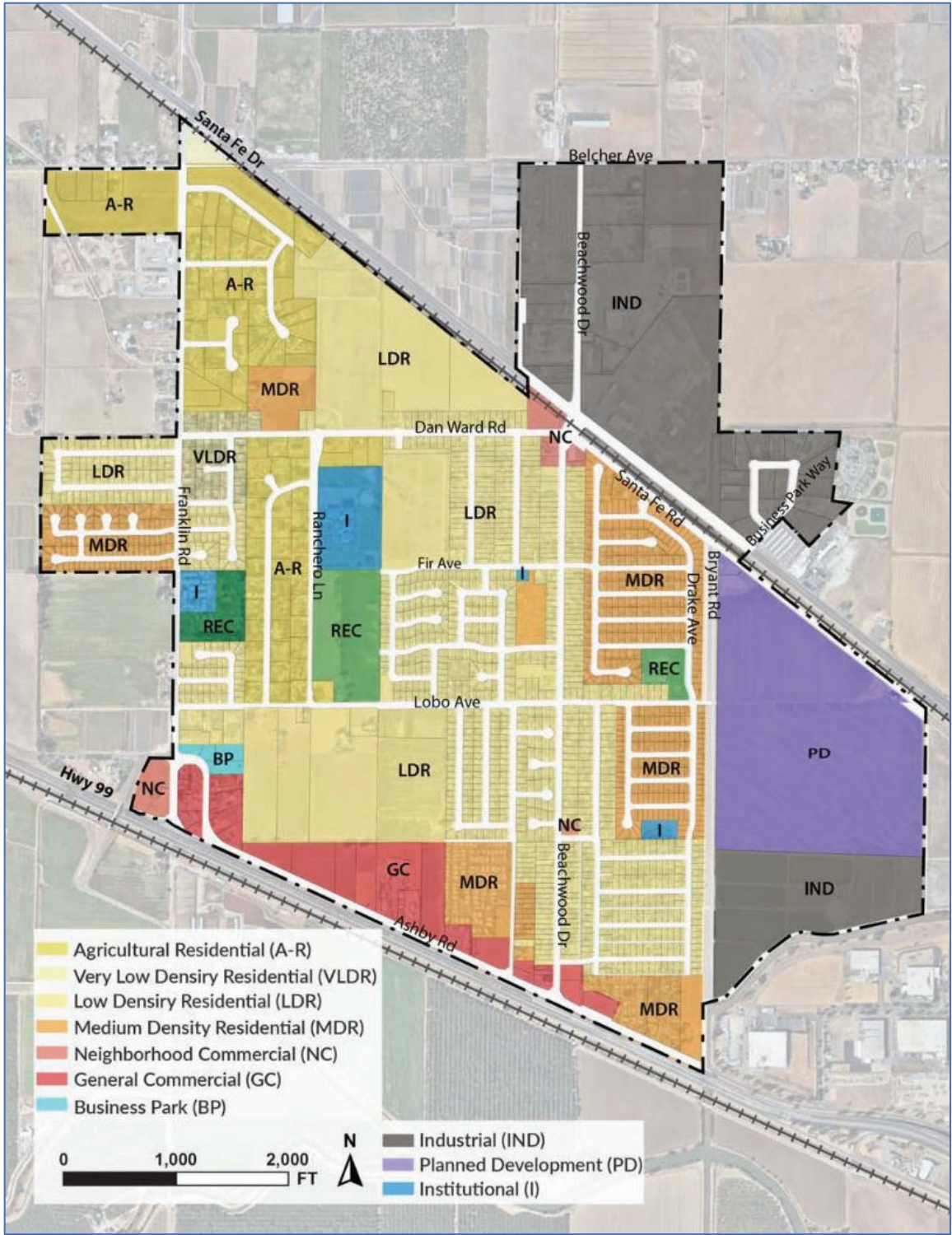


Figure 3: Land Use Plan