

PREPARED BY:  
APPROVED BY:

TIFFANY HO, PROJECT PLANNER  
STEVE MAXEY, DIRECTOR

**GENERAL PLAN AMENDMENT No. GPA23-002 / ZONE CHANGE No. ZC23-002 / PLANNED DEVELOPMENT ZONE No. PD18-001 - "BRADBURY RANCH MASTER PLAN" – RBK DEVELOPMENT**

– A request to amend the Delhi Community Plan and Merced County General Plan and change the zoning of approximately 273 acres, identified as the Bradbury Master Plan area in the Delhi Community Plan. The property is located on the north side of West North Avenue, approximately 270 feet west of North Vincent Rd, in the community of Delhi, and identified as Assessor's Parcel Numbers (APN) 046-030-006 to -008, 046-030-011, 046-030-013 to -015, 046-030-021 to -023, 011-120-002 to 011-120-003. The project site is designated Business Park (BP), Low Density Residential (LDR), Neighborhood Commercial (NC) and Medium Density Residential (MD) in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends the Planning Commission recommend the Board of Supervisors certify the Supplemental Environmental Impact Report (SEIR) and adopt the revised Mitigation Monitoring and Reporting Program (MMRP). TSH

**SUPERVISORIAL DISTRICT:**

4 – LLOYD PAREIRA

**RECOMMENDATION(S):**

- 1) Open/Close the Public Hearing;
- 2) Recommend the Board of Supervisors certify the Supplemental Environmental Impact Report and adopt the revised Mitigation Monitoring and Reporting Program (MMRP); and,
- 3) Adopt a Resolution recommending the Board of Supervisors adopt a Resolution to Approve General Plan Amendment No. GPA23-002 and Planned Development Zone No. PD18-001, and adopt an Ordinance to Approve Zone Change No. ZC23-002.

**LOCATION MAP**



## **BACKGROUND**

### **Site Description**

The project site consists of multiple parcels, totaling approximately 273 acres, located within the northeastern portion of the Delhi Urban Community. 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 within the Delhi Community Plan Boundary.

The project site predominately consists of agriculture with some residences situated in the northwest and southeast corner of the project site. The project site is surrounded by agriculture and the nearest urban development to the site is approximately 0.3 miles to the southwest.

State Route 99 is the dominant infrastructure feature in the area. It, along with the Union Pacific Railroad line, traverse through the center of the community. Three interchanges with the highway are located in Delhi. The Bradbury Road and Shanks Road interchanges provide direct access to the project site.

*Table 1 - Project Site and Vicinity Land Uses and Classification*

	<b>Land Use Designation</b>	<b>Zoning</b>	<b>Current Land Use</b>
<b>On-Site</b>	Low Density Residential, Medium Density Residential, Business Park, Neighborhood Residential	A-1 (General Agricultural)	Agriculture, Rural Residences
<b>North</b>	Agricultural	A-1 (General Agricultural)	Agriculture, Rural Residences
<b>West</b>	Low Density Residential	A-1 (General Agricultural)	Agriculture, Rural Residences
<b>South</b>	General Commercial	C-2 (General Commercial)	Rural Residences, Future Vehicle Service Station
<b>East</b>	Urban Reserve, Agricultural	A-1 (General Agricultural)	Agriculture, Rural Residences

## **ANALYSIS**

### **Project Description**

The proposed project involves:

1. A General Plan Amendment to modify the land use designations in the Community Plan that apply to the Bradbury Master Plan area, which will be renamed to Bradbury Ranch Master Plan (herein referenced to as "Master Plan") upon adoption of the Master Plan. 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. The Master Plan as prepared does not propose any amendments to community plan policies, guidelines, or development standards. Future individual projects proposed within the master plan boundary would, therefore, be developed consistent with existing community plan guidance.
2. A Zoning Amendment is required to establish a Planned Development Zone for the site. A master plan approval is also required to implement the Planned Development Zoning as codified in Chapter 18.20.020 ("Planned Development Zone Approval Process") of the Merced County Zoning Code.

If the Master Plan were to be approved, development would occur following subsequent submittal and review of applications for future individual developments. Additionally, future individual projects would be subject to CEQA review, with that review potentially tiering from the Delhi Community Plan Environmental

Impact Report ("community plan EIR") and this supplemental EIR. At present, no such applications have yet been submitted and there is no known timeframe for when such submittals might occur.

## **Consistency with Adopted Plans and Policies**

### **I. General Plan**

The General Plan contains the principle statement concerning the County's goals and desires concerning land use and is designed to serve as the basis for development decision making. The plan is considered the local "constitution" for physical development and, as a long-range planning document, and serves to direct the physical growth and development of the County.

The project site is located within the Delhi Urban Community which is guided by the Delhi Community Plan. The Delhi Community Plan, adopted June 13, 2006, was prepared in accordance with Government Code Section 65400 *et seq.* and is considered an integral part of and fully consistent with the Merced County General Plan. Consequently, the Delhi Community Plan maintains goals, objectives, and policies contained in the adopted General Plan and supplements these with detailed policies and programs that uniquely pertain to the development of the Delhi Urban Community.

### **II. Delhi Community Plan**

The project site is identified as a Master Plan area in Figure 3.2 ("Master Plan and Special Plan Areas") of the Delhi Community Plan. The purpose of master plans is to "develop community-wide infrastructure master plans to address public services such as water, sewer and storm drainage necessary to support growth in the Community. Upgrade and expand existing infrastructure to meet planned Community growth."

Additionally, the Community Plan notes that, "the number of potential dwellings, and non-residential square footages in the following sections and within Table 3.2 are based on assumptions used in the modeling for the plan. While these build-out numbers do not represent the maximum allowed by the plan they are thresholds that if exceeded may require further review and analysis under CEQA."

The goals, objectives, policies and implementation measures that are specific to the Master Plan area are as follows:

***Goal: Create an independent community through a balance of attractive and orderly development.***

**Objective LU 3.0.** Maintain a comprehensive Community Plan in order to provide vision, sustain a high quality of life, and foster consistent land use decisions for Delhi growth and development.

**Policy LU 3.1.** Ensure Merced Zoning Code (Title 18) and zoning maps are consistent with the Delhi Community Plan.

#### **Implementation Measures:**

**LU.3.1.b.** Amend Merced County Zoning Maps consistent with and upon adoption of the Delhi Community Plan Land Use Diagram except those areas within Master Plans or designated with either a Mixed Use or Business Park land use designation.

**LU.3.1.c** Land within a Master Plan shall be rezoned concurrent with the Master Plan approval process.

**Policy LU 3.5.** Establish plan areas within the Community through preparation of "Master Plans" to ensure coordinated development of neighborhood with related public facilities and infrastructure.

#### **Implementation Measures:**

**LU 3.5.a.** Master Plans shall be used to implement the Community Plan and the County General Plan as indicated in Figure 3.2, Master Plan and Special Plan Areas.

**LU 3.5.b.** Prior to development of the any major project (e.g., residential subdivision or commercial shopping center, etc.), a master plan, conforming to the boundaries identified in Figure 3.2, Master Plan and Special Plan Areas, shall be submitted for approval to the County of Merced, and shall become a component of the Delhi Community Plan.

**LU 3.5.c.** The Flower Street, Bradbury and South Avenue Master Plan Areas shall focus on residential development that creates neighborhood continuity compatible with the land uses within the respective Master Plan Area with adequate public services and facilities.

**LU 3.5.f.** Placement of schools and parks within plan areas are generalized, however those facilities shall meet the minimum size requirements for neighborhood and community parks, and the type of school facility, the latter as defined by the school district.

**LU 3.5.g.** Recognizing some efficiency for joint use facilities, where joint school and park sites are proposed, smaller acreage requirements may be considered acceptable.

**LU 3.5.h.** Within master plan areas, land use designation may be dispersed throughout the plan area. However, the total acreage for each land designation use shall not be lower than the minimum acreages specified in Table 3.2 (Master and Special Plan Areas Land Use Summary).

**LU 3.5.i.** Master plans, at minimum, shall identify and address the elements outlined in Table 3.6 (Master Plan Elements).

The Master Plan addresses all elements outlined in Table 3.6 ("Master Plan Elements") of the Community Plan. A majority of the Master Plan defers to the Community Plan to ensure consistency. Deviation from the Community Plan can be found in the Land Use Diagram, Circulation, and Public Facilities. Additionally, the Master Plan contains specific information related to infrastructure improvements needed to support development in the plan area. A brief summary of these changes are described below.

#### Land Use Diagram

The land use diagram (**Figure 1**) proposed by the Master Plan maintains a mix of low density and medium density residential uses, neighborhood commercial land uses, parks and paths, and other amenities. Differences between the proposed land uses in the Community Plan and the Master Plan are as follows:

- **Business Park.** The proposal to eliminate Business Park is intended to support residential development and reflect market conditions which do not support large business park development.
- **Fire Station.** The Master Plan and Delhi Community Plan recognizes the need for a new fire station within the Master Plan boundary and the land use diagram provides a generalized location, subject to change upon further consultation with the Fire Department.
- **Consolidated School Site.** The Master Plan and Community Plan recognizes the need for a new elementary school and middle school, and the Master Plan provides a generalized location for the school site intended to minimize impacts to traffic circulation. The Master Plan imagines the site as a joint elementary and middle school site and proposed a slightly smaller school site (from 30 acres to approximately 24 acres).
- **Residential Density.** The Master Plan decreases the acreage of the land designated Medium Density Residential and increases single-family residential lots. Per the land use diagram, the

intended zoning district classification for the Low Density Residential would be R-1-5000 (Single-Family Residential Zone) and Medium Density Residential would be R-3 (Multi-Family Residential Zone). The proposed changes would continue to promote a variety of housing types, including smaller lot design single-family residential. Overall, the proposed Master Plan would accommodate an estimated 200+ additional residential dwelling units compared to the Adopted Community Plan.

- **Parks.** The Master Plan and Community Plan recognize the need for two neighborhood parks and one community park site and connected bike and pedestrian facilities. The Master Plan proposes joint park and drainage basin facilities to maximize space utilization. Additionally, the community park space is situated to act as a buffer between residential uses and the Union Pacific Railroad/Highway 99.

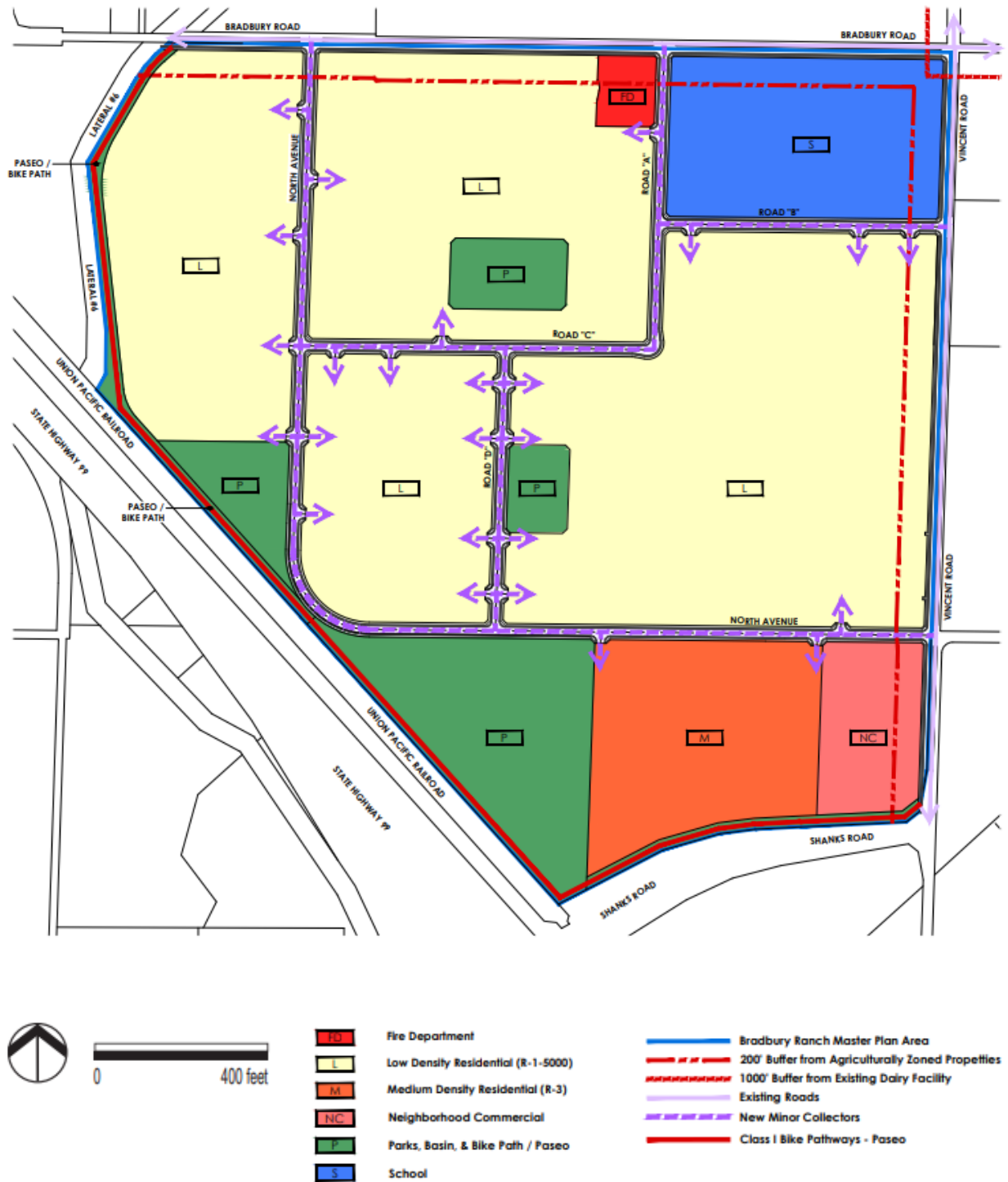
**Table 2 - Bradbury Ranch Master Plan Area Land Use Development Capacity**

Land Use	Adopted Community Plan			Proposed Bradbury Master Plan		
	Acres	Dwelling Units	Commercial (sqft)	Acres	Dwelling Units	Commercial (sqft)
Low Density Residential <sup>1</sup>	105	590	-	173.2	883	-
Medium Density Residential <sup>2</sup>	41	279	-	23	186	-
Neighborhood Commercial	10	-	136,680	10	-	136,680
Business Park	50	-	457,380	-	-	-
School	30	-	-	23.8	-	-
Park/Detention/Paths	25	-	-	37.4	-	-
Fire Station	-	-	-	2.8	-	-
Total Residential	-	869	-	-	1,069	-
Total Commercial	-	-	594,060	-	136,680	-

<sup>1</sup> The Low Density Residential designation allows for densities from 3.5 to 8.0 units/acre. Low Density Residential density is assumed at 4.5 dwelling units/ acre in the community plan, and 5.1 dwelling units/ acre in the proposed master plan

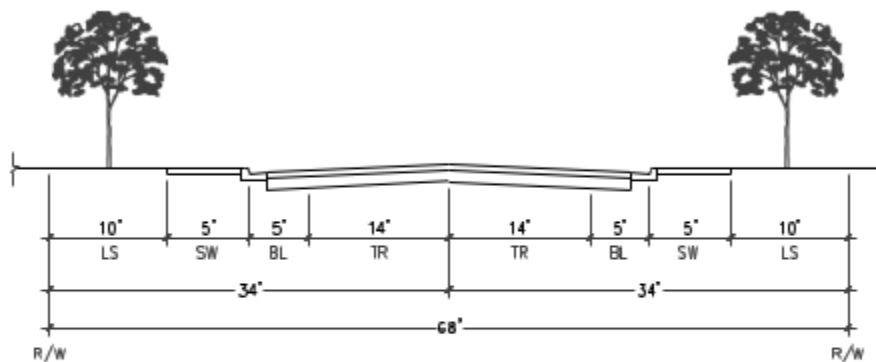
<sup>2</sup> Medium Density Residential density assumed at 9.0 dwelling units/acre in the community plan, 8.1 dwelling units per acre in the proposed master plan

Figure 1 - Proposed Bradbury Ranch Land Use Diagram



### Circulation (Vehicle, Bicycle, and Pedestrian)

- **Roads.** The Master Plan does not propose any changes in roadway designations or street sections as contained in the Community Plan; however, it does propose three (3) new minor collector roadways (Roads "A", "B", "C"), in addition to the extension of North Avenue, to facilitate circulation throughout the Master Plan area. Road names are to be contemplated when subsequent development applications are submitted and reviewed.
  - Based on the street sections included in the Master Plan, the minor collectors would utilize the street sections contemplated for El Capitan Way which is designed to preserve aesthetic value on El Capitan Way. The primary differences between the El Capitan Way minor collector street section versus the typical minor collector street section is that it provides a 10-foot landscaped strip, dedicated 5-foot bike lane, and a larger 14-foot travel lane in-lieu of a 5-foot landscaped strip, a 12-foot a parking lane/Class III bicycle lane (sharrow), and 12-foot travel lanes.



#### **68' Right-of-Way**

Minor Collectors "A", "B", "C" & North Avenue

Not to Scale

(Figure 5.41: Minor Collector)

- **Bicycle/Pedestrian Facilities.** The Master Plan contains a mixture of Class I and II Bicycle Pathways consistent with the various street classifications identified in the Community Plan. It also provides that Class III (sharrows) Bicycle Lanes may be contemplated when subsequent development applications are submitted and reviewed.

### Infrastructure

The proposed Master Plan contains diagrams and policies which guide the development of infrastructure in coordination with development as it occurred:

- **Water.** Diagrams identify the location and size of water lines as part of the water distribution system. A Water Supply Assessment and water infrastructure analysis was prepared for the Supplemental Environmental Impact Report (SEIR). Based on the reports, the diagram also provides general locations for two new water wells subject to change following further consultation with the Delhi County Water District (DCWD). Additionally, an extension of the proposed water main in Vincent Road from the project site to an off-site point of connection.
- **Wastewater.** Diagrams identify the location and size of sewer lines as part of the wastewater

distribution system. Based off the wastewater infrastructure analyses conducted for the project, a lift station is proposed on the corner of Vicent Road and North Avenue.

- **Stormwater.** Diagrams identify the location of storm drain lines which shall be constructed to drain into the community park storm drainage basin.

#### Public Facilities

The Community Plan identifies the need for two school sites (an elementary and middle school site) within the Master Plan area. In the Public Safety Chapter of the Community Plan, it also identifies the need for a fire station within the area.

- **School Sites.** Following consultation with the Delhi Unified School District (DUSD), the Master Plan provided a joint elementary school and middle school site. As the land would have joint use, a reduced footprint is contemplated (from 30 acres to approximately 24 acres) as permitted by the Community Plan.
- **Fire Station.** A general location of a fire station is identified in the Master Plan's Land Use Diagram to highlight the need for a fire station as discussed in the Public Safety Chapter of the Community Plan.

### **III. Merced County Zoning Code (MCZC)**

The proposed project does not involve any Zoning Code Text Amendments or any land use applications. The Land Use Diagram (**Figure 1**) identifies zoning districts within the Master Plan area consistent with the land use designation proposed for the Master Plan area. If the Master Plan were to be adopted, any subsequent land use applications will be evaluated for consistency with the MCZC at the time of processing.

#### **Community Engagement**

The project was routed to applicable internal and external agencies for comment. Comments were received from Public Works Road Division (**Attachment B**).

Notice of the public hearing was published in the Merced County Times on September 14, 2023 and mailed to all property owners within 300 feet on September 15, 2023. No public comments were received prior to the publication of this staff report.

#### **California Environmental Quality Act (CEQA)**

The County determined that a Supplemental Environmental Impact Report (SEIR) was required to evaluate the environmental impacts of development as would be allowed per the proposed amended land uses, and to evaluate impacts associated with greenhouse gas emissions, vehicle miles traveled, tribal cultural resources, and wildfire; new environmental topics that are now addressed under CEQA for which evaluation was not required at the time the Community Plan EIR was prepared.

Based on the environmental analysis provided in the SEIR (**Attachment C**), there are a number of significant impacts that could be mitigated to less than significant. These impacts and their mitigation measures are identified in the Mitigation Monitoring and Reporting Program (**Attachment D**). Moreover, the SEIR found that the project would not result in any significant and unavoidable impacts.

The SEIR was prepared pursuant to Section 15163 ("Supplement to an EIR") of the CEQA Guidelines:

- A Notice of Preparation (NOP) and Initial Study was circulated on April 6, 2022 for a 30-day review period, ending on May 5, 2022, to the general public, agencies, organizations, and other interested parties for public review. The NOP was filed with the State Clearinghouse (State Clearinghouse No. 20220400085) and the Merced County Clerk, and a notice was published in a newspaper of



general circulation. Comments were received from the following entities, and considered in the preparation of the Draft SEIR:

- California Fish and Wildlife
  - City of Turlock
  - Department of Toxic Substances Control
  - San Joaquin Valley Air Pollution Control District
  - Native American Heritage Commission
  - Southern Sierra Miwuk Nation
- The Notice of Availability (NOA) and Draft SEIR (**Attachment C**) was circulated on May 26, 2023 for a 45-day review period, ending on July 10, 2023, to the general public, agencies, organizations, and other interested parties for public review. The NOA was filed with the State Clearinghouse and the Merced County Clerk, and a notice was published in the Merced County Times. Comments were received from the following entities, and addressed in the Final SEIR (**Attachment D**):
    - California Fish and Wildlife
    - Merced County Farm Bureau
    - Leadership Counsel for Justice and Accountability

All environmental documents are available for review at the Merced County Main Administration Building with the Community and Economic Development Department at 2222 "M" Street, 2nd Floor, Merced, CA 95340 on Monday through Friday between 8:30 AM and 4:30 PM, and online at <https://www.countyofmerced.com/414/Environmental-Documents>, under the "Environmental Impact Report."

## **CONCLUSION:**

The analysis provided in this staff report finds that General Plan Amendment No. GPA23-002 / Zone Change No. ZC23-003 / Planned Development Zone No. PD18-001 for the associated Bradbury Ranch Master Plan, is consistent with the applicable provisions of the Merced County General Plan, Delhi Community Plan, and Zoning Code.

## **RECOMMENDED PLANNING COMMISSION ACTION:**

### **A. CEQA Determination**

**MOTION:** Recommend the Board of Supervisors certify the Supplemental Environmental Impact Report (SEIR) and adopt the revised Mitigation Monitoring and Reporting Program (MMRP).

1. The Board of Supervisors certified the Environmental Impact Report prepared for the Delhi Community Plan on June 13, 2006.
2. A Supplemental Environmental Impact Report was prepared for the Bradbury Ranch Master Plan to evaluate the environmental impacts of development as would be allowed per the proposed amended land uses, and to evaluate impacts associated with greenhouse gas emissions, vehicle miles traveled, tribal cultural resources, and wildfire; new environmental topics that are now addressed under CEQA for which evaluation was not required at the time the Community Plan EIR was prepared.
3. The Planning Commission has reviewed the SEIR, MMRP, and any comments received during the public review process.

4. The Planning Commission finds, based on the whole record before it, that there is no substantial evidence that the project will have a significant impact on the environment beyond what was analyzed in the Community Plan EIR.
5. The Planning Commission determination that the project will not have a significant impact on the environment reflects the County's independent judgement and analysis.

## **B. Project Determination**

**MOTION:** Adopt a Resolution recommending the Board of Supervisors adopt a Resolution to Approve General Plan Amendment No. GPA23-002 and Planned Development Zone No. PD18-001 and adopt an Ordinance to Approve Zone Change No. ZC23-002.

### **Project Findings:**

1. **General Plan Amendment/Zone Change Findings.** The Planning Commission finds that General Plan Amendment No. GPA23-002 and Zone Change No. ZC23-003 is in compliance with Merced County Code Chapter 18.142 ("Amendments (General Plan, Zoning Code, and Zoning Map)"). In accordance with Merced County Code Section 18.142.060, the Planning Commission recommends the Board of Supervisors find that:
  - a. The amendment is internally consistent with all other provisions of the General Plan. The amendment facilitates the amendment of the Delhi Community Plan as it relates to the Bradbury Master Plan. The Bradbury Master Plan, to be renamed to the Bradbury Ranch Master Plan ("Master Plan"), contains amendments to modify the land use diagram of the Master Plan area to provide a mix of residential and neighborhood commercial uses, park and bicycle/pedestrian spaces, and public facilities, including school and fire station sites. Generally, the proposed Master Plan satisfies the spirit and intent of the General Plan and Delhi Community Plan and the specific goals, objectives, policies and implementation measures outlined in the Delhi Community Plan.
  - b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County. The Master Plan proposes land uses consistent with the uses contemplated in the Delhi Community Plan and provides guidance for the overall development of the Master Plan area, including the required infrastructure and utilities to support buildout of the Master Plan area.
  - c. The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The Master Plan provides adequate guidance regarding buildout, including infrastructure improvements and public facilities needed to support growth, informed by technical studies, including but not limited, related to water, wastewater, vehicle miles traveled/level of service, and noise. The Master Plan defers to the Community Plan for design standards and consistency with the Community Plan and Zoning Code which would ensure development is designed with adequate consideration of physical suitability.

2. **Planned Development Zone Findings.** The Planning Commission finds that Planned Development Zone No. PD18-001 is in compliance with Merced County Code Chapter 18.20 ("Planned Development Zone"). In accordance with Merced County Zoning Code Section 18.20.030(B), the Planning Commission recommends the Board of Supervisors find as follows:
  - a. The Bradbury Ranch Master Plan would provide for a higher standard or quality of development than typically found in the other zones and will meet the intent of the purposes specified in Chapter 18.142 (Amendments). The Bradbury Ranch Master Plan provides a coordinated framework for infrastructure improvements and public facilities. The Master Plan eliminates the Business Park land use based on market conditions and utilizes surplus acreage for parks and drainage and additional housing.
  - b. The Bradbury Ranch Master Plan does not propose any deviations from the requirements in the other zones of this Zoning Code.

## **ATTACHMENTS**

- A. Agency Comments
- B. Public Review Draft of the Bradbury Ranch Master Plan
- C. Draft Supplemental Environmental Impact Report
- D. Mitigation Monitoring and Reporting Program
- E. Final Supplemental Environmental Impact Report
- F. Draft Planning Commission Resolution
- G. Draft Board of Supervisors Resolution
- H. Draft Board of Supervisors Ordinance

cc.

Applicants – Ron Katakis, RBK Development  
Chris Hawke, RBK Development



**ATTACHMENT A**

**DEPARTMENT OF PUBLIC WORKS**  
**Road Division**

**Dana S. Hertfelder**  
*Director*

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Equal Opportunity Employer

March 4, 2020

Ron Katakis & Kevin Berger  
RBK Development/Belgravia Land and Development  
1850 Arbor Way  
Turlock, CA 95380

Re: Proposed Bradbury Ranch Stormwater Facilities

The Department of Public Works has reviewed the Bradbury Master Plan Merced County Preliminary Basin Calculations dated March 2014 and the Conceptual Site Plan dated November 2017. The preliminary hydrology does not match the Conceptual Site Plan. Additionally, the 45.6 ac Business Park and the 10.1 ac General Commercial are completely missing which may significantly alter the flows. The calculations also omit all off-site flows. The inclusion of topography on the site plan may be beneficial. Contour lines would indicate the intersection of Bradbury Road and Vincent Road is in a bowl and regularly floods. It's understood that the stormwater calculations are conceptual and a portion of the 17.7 acres reserved for stormwater should be large enough to meet the County's drainage requirements for retention of a post construction 10-yr storm event including any routing of off-site flows. However, the final determination cannot be made until Public Works has reviewed an official hydrology & hydraulic study submitted with any improvement plans.

In light of the above, Public Works requires the following:

- That the conceptual site plan of the community park/basin be divided into multiple tiers. The lowest tier is a fenced basin. The basin floor elevation will be governed by the daylighting of the storm drain system running through the residential zones. The basin will collect debris and must be accessible to County Operations & Maintenance crews. The second tier is the passive area such as sports fields and the highest tier is the active use areas.
- Areas reserved for higher density housing should be graded to drain towards the paseo/bike path and stormwater should be captured via bioswales as an alternative to storm drain pipe to capture, treat and infiltrate.
- A pump system will be required to discharge into Lateral #6 to draw down the basin for vector control and additional protection from storm events larger than the 10-year. An agreement will be required with the irrigation district stating their acceptance of the discharge from this development.

- Low Impact Development will be required in the Business Park and General Commercial to reduce nuisance flows.
- A zone of benefit for stormwater purposes must be created to provide maintenance services.
- School sites are commonly omitted from the drainage plan. The school district will design their site with on-site stormwater detention. The County is willing to accept the water if project stormwater detention area is intended to cover the school site. However, the school district must agree to a benefit assessment fee mentioned above.

These comments are preliminary. The exact size and configuration of the storm drain system and basin design is unknown and will be better determined during preliminary engineering of the public improvements required by land use designation. If you have any questions feel free to give me a call at (209) 385-7601.

Matt Hespenheide  
Department of Public Works - Roads

## **ATTACHMENT B**

### **Public Review Draft of the Bradbury Ranch Master Plan**

This attachment may be found online on the County of Merced website at: [www.countyofmerced.com/1412/Delhi](http://www.countyofmerced.com/1412/Delhi)

Additionally, hard copies of these documents are available at the County Community and Economic Development Department at 2222 "M" Street, Merced, CA 95340.

## **ATTACHMENTS**

- C.** Draft Supplemental
- D.** Environmental Impact Report
- E.** Mitigation Monitoring and Reporting Program

These attachment may be found online on the County of Merced website at: [www.countyofmerced.com/414/Environmental-Documents](http://www.countyofmerced.com/414/Environmental-Documents) under the “Environmental Impact Report” heading.

Additionally, hard copies of these documents are available at the County Community and Economic Development Department at 2222 “M” Street, Merced, CA 95340.

## ATTACHMENT F

### BEFORE THE PLANNING COMMISSION OF THE COUNTY OF MERCED, STATE OF CALIFORNIA

In the Matter of:

RECOMMENDATION TO THE BOARD OF  
SUPERVISORS FOR THE ADOPTION OF A  
RESOLUTION APPROVING GENERAL PLAN  
AMENDMENT NO. GPA23-002 AND PLANNED  
DEVELOPMENT ZONE NO. PD18-001; AND AN  
ORDINANCE APPROVING ZONE CHANGE NO.  
ZC23-002 APPLICABLE TO THE BRADBURY  
RANCH MASTER PLAN

RESOLUTION NO.

**WHEREAS**, the County of Merced (the “County”) is contemplating the adoption of the Bradbury Ranch Master Plan as identified in Figure 3.2 (“Master Plan and Special Plan Areas”) in the Delhi Community Plan, located on parcels identified as APNs 046-030-006 to -008, 046-030-011, 046-030-013 to -015, 046-030--021 to -023, 011-120-002 to 011-120-003 (collectively, the “Property”); and

**WHEREAS**, the Bradbury Ranch Master Plan consists of the development of approximately 273 acres consisting of residential land uses, neighborhood commercial land uses, public facilities, and park and bicycle/pedestrian facilities (the “Project”); and

**WHEREAS**, the Bradbury Ranch Master Plan intends to complement and support the growth contemplated by the Delhi Community Plan; and

**WHEREAS**, implementation of the Bradbury Ranch Master Plan requires a General Plan Amendment to amend the Delhi Community Plan and the Circulation Element of the General Plan, establishment of a Planned Development Zone, and adoption of a Zone Change applicable to the Property (the “Entitlements”); and

**WHEREAS**, pursuant to Government Code section 65090, notice of the public hearing on the Entitlements was published in the Merced County Times, a newspaper of general circulation for the County, on September 14, 2023; and

**WHEREAS**, pursuant to Government Code section 65091, notice of the public hearing on the Entitlements was mailed on September 15, 2023 to all real property owners within 300 feet of the Property; and

**WHEREAS**, before considering this recommendation of approval of the Entitlements, the Planning Commission reviewed and considered the potential environmental impacts of the Project and identified mitigation measures, and recommended to the Board of Supervisors certification of the Supplemental Environmental Impact Report (“SEIR”) for the Project (SCH No. 20220400085) and adoption of the revised Mitigation Monitoring and Reporting Program (“MMRP”), in accordance with the requirements of the California Environmental Quality Act (“CEQA”).



**NOW, THEREFORE, THE MERCED COUNTY PLANNING COMMISSION  
RESOLVES AS FOLLOWS:**

1. That the foregoing recitals are true and correct.
2. The Planning Commission reviewed the SEIR and the revised MMRP, and the CEQA Findings, and recommended their adoption and certification to the Board of Supervisors.
3. General Plan Amendment/Zone Change Findings. The Planning Commission finds that General Plan Amendment No. GPA23-002 and Zone Change No. ZC23-003 is in compliance with Merced County Code Chapter 18.142 (“Amendments (General Plan, Zoning Code, and Zoning Map)”), In accordance with Merced County Code Section 18.142.060, the Planning Commission recommends the Board of Supervisors find that:
  - a. The amendment is internally consistent with all other provisions of the General Plan. The amendment facilitates the amendment of the Delhi Community Plan as it relates to the Bradbury Master Plan. The Bradbury Master Plan, to be renamed to the Bradbury Ranch Master Plan (“Master Plan”), contains amendments to modify the land use diagram of the Master Plan area to provide a mix of residential and neighborhood commercial uses, park and bicycle/pedestrian spaces, and public facilities, including school and fire station sites. Generally, the proposed Master Plan satisfies the spirit and intent of the General Plan and Delhi Community Plan and the specific goals, objectives, policies and implementation measures outlined in the Delhi Community Plan.
  - b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County. The Master Plan proposes land uses consistent with the uses contemplated in the Delhi Community Plan and provides guidance for the overall development of the Master Plan area, including the required infrastructure and utilities to support buildout of the Master Plan area.
  - c. The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The Master Plan provides adequate guidance regarding buildout, including infrastructure improvements and public facilities needed to support growth, informed by technical studies, including but not limited, related to water, wastewater, vehicle miles traveled/level of service, and noise. The Master Plan defers to the Community Plan for design standards and consistency

with the Community Plan and Zoning Code which would ensure development is designed with adequate consideration of physical suitability.

4. Planned Development Zone Findings. The Planning Commission finds that Planned Development Zone No. PD18-001 is in compliance with Merced County Code Chapter 18.20 (“Planned Development Zone”). In accordance with Merced County Zoning Code Section 18.20.030(B), the Planning Commission recommends the Board of Supervisors find as follows:
  - a. The Bradbury Ranch Master Plan would provide for a higher standard or quality of development than typically found in the other zones and will meet the intent of the purposes specified in Chapter 18.142 (Amendments). The Bradbury Ranch Master Plan provides a coordinated framework for infrastructure improvements and public facilities. The Master Plan eliminates the Business Park land use based on market conditions and utilizes surplus acreage for parks and drainage and additional housing.
  - b. The Bradbury Ranch Master Plan does not propose any deviations from the requirements in the other zones of this Zoning Code.
5. That based on the findings set forth in this Resolution, the Planning Commission recommends that the Board of Supervisors of the County of Merced adopt a Resolution approving General Plan Amendment No. GPA23-002 and Planned Development Zone No. PD18-001; and an Ordinance approving Zone Change No. ZC23-002 applicable to the Bradbury Ranch Master Plan area.

I, STEVE MAXEY, Secretary of the Planning Commission of the County of Merced, do hereby certify that the foregoing resolution was regularly introduced, passed and adopted by said Commission at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by the following vote:

COMMISSIONERS:

AYES:

NOES:

ABSENT:

WITNESS my hand and the Seal of this Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

STEVE MAXEY, Secretary

By \_\_\_\_\_

## ATTACHMENT G

### BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF MERCED, STATE OF CALIFORNIA

In the Matter of:

ADOPTION OF A RESOLUTION APPROVING  
GENERAL PLAN AMENDMENT NO. GPA23-002  
AND PLANNED DEVELOPMENT ZONE NO.  
PD18-001 APPLICABLE TO THE BRADBURY  
RANCH MASTER PLAN

RESOLUTION NO.

**WHEREAS**, the County of Merced (the “County”) is contemplating the adoption of the Bradbury Ranch Master Plan as identified in Figure 3.2 (“Master Plan and Special Plan Areas”) in the Delhi Community Plan, located on parcels identified as APNs 046-030-006 to -008, 046-030-011, 46-030-013 to -015, 46-030-021 to -023, 011-120-002 to 011-120-003 (collectively, the “Property”); and

**WHEREAS**, the Bradbury Ranch Master Plan consists of the development of approximately 273 acres consisting of residential land uses, neighborhood commercial land uses, public facilities, and park and bicycle/pedestrian facilities (the “Project”); and

**WHEREAS**, the Bradbury Ranch Master Plan intends to complement and support the growth contemplated by the Delhi Community Plan; and

**WHEREAS**, implementation of the Bradbury Ranch Master Plan requires a General Plan Amendment to amend the Delhi Community Plan and the Circulation Element of the General Plan, and establishment of a Planned Development Zone applicable to the Property; and

**WHEREAS**, pursuant to Government Code section 65090, notice of the public hearing on the proposed General Plan Amendment and Planned Development Zone was published in the Merced County Times, a newspaper of general circulation for the County, on \_\_\_\_\_; and

**WHEREAS**, pursuant to Government Code section 65091, notice of the public hearing on the proposed General Plan Amendment and Planned Development Zone was mailed on \_\_\_\_\_ to all real property owners within 300 feet of the Property; and

**WHEREAS**, on September 13, 2023, the Planning Commission held a public hearing and recommended the Board of Supervisors adopt a resolution approving the General Plan Amendment and Planned Development Zone; and

**WHEREAS**, before considering this recommendation of approval of the General Plan Amendment and Planned Development Zone, the Board of Supervisors reviewed and considered the potential environmental impacts of the Project and identified mitigation measures, certified the Supplemental Environmental Impact Report (“SEIR”) for the Project (SCH No. 20220400085), and adopted the revised Mitigation Monitoring and Reporting Program, in accordance with the requirements of the California Environmental Quality Act (“CEQA”).

**NOW, THEREFORE, THE MERCED COUNTY BOARD OF SUPERVISORS  
RESOLVES AS FOLLOWS:**

1. That the foregoing recitals are true and correct.
2. The Board of Supervisors reviewed, certified, and adopted the SEIR, the MMRP, and the CEQA Findings.
3. General Plan Amendment/Zone Change Findings. The Board of Supervisors finds that General Plan Amendment No. GPA23-002 and Zone Change No. ZC23-003 is in compliance with Merced County Code Chapter 18.142 (“Amendments (General Plan, Zoning Code, and Zoning Map)”), In accordance with Merced County Code Section 18.142.060, the Board of Supervisors finds that:
  - a. The amendment is internally consistent with all other provisions of the General Plan. The amendment facilitates the amendment of the Delhi Community Plan as it relates to the Bradbury Ranch Master Plan. The Bradbury Master Plan, to be renamed to the Bradbury Ranch Master Plan (“Master Plan”), contains amendments to modify the land use diagram of the Master Plan area to provide a mix of residential and neighborhood commercial uses, park and bicycle/pedestrian spaces, and public facilities, including school and fire station sites. Generally, the proposed Master Plan satisfies the spirit and intent of the General Plan and Delhi Community Plan and the specific goals, objectives, policies and implementation measures outlined in the Delhi Community Plan.
  - b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County. The Master Plan proposes land uses consistent with the uses contemplated in the Delhi Community Plan and provides guidance for the overall development of the Master Plan area, including the required infrastructure and utilities to support buildout of the Master Plan area.
  - c. The affected site is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The Master Plan provides adequate guidance regarding buildout, including infrastructure improvements and public facilities needed to support growth, informed by technical studies, including but not limited, related to water, wastewater, vehicle miles traveled/level of service, and noise. The Master Plan defers to the Community Plan for design standards and consistency with the Community Plan and Zoning Code which would ensure development is designed with adequate consideration of physical suitability.

4. Planned Development Zone Findings. The Board of Supervisors finds that Planned Development Zone No. PD18-001 is in compliance with Merced County Code Chapter 18.20 (“Planned Development Zone”). In accordance with Merced County Zoning Code Section 18.20.030(B), the Board of Supervisors finds as follows:
- a. The Bradbury Ranch Master Plan would provide for a higher standard or quality of development than typically found in the other zones and will meet the intent of the purposes specified in Chapter 18.142 (Amendments). The Bradbury Ranch Master Plan provides a coordinated framework for infrastructure improvements and public facilities. The Master Plan eliminates the Business Park land use based on market conditions and utilizes surplus acreage for parks and drainage and additional housing.
  - b. The Bradbury Ranch Master Plan does not propose any deviations from the requirements in the other zones of this Zoning Code.
5. That based on the findings set forth in this Resolution, the Board of Supervisors of the County of Merced adopts a Resolution approving General Plan Amendment No. GPA23-002 and Planned Development Zone No. PD18-001 applicable to the Bradbury Ranch Master Plan area.

I, RAUL LOMELI MENDEZ, Clerk of the Board of Supervisors of the County of Merced, do hereby certify that the foregoing resolution was regularly introduced, passed and adopted by said Board at a regular meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2023 by the following vote:

SUPERVISORS:

AYES:

NOES:

ABSENT:

WITNESS my hand and the Seal of this Board this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

RAUL LOMELI MENDEZ, CLERK

By \_\_\_\_\_  
Deputy

**ATTACHMENT H**

**ORDINANCE NO. \_\_\_\_\_  
ZONE CHANGE NO. ZC23-002**

**AN ORDINANCE CHANGING THE BOUNDARIES AND THE CLASSIFICATION OF  
PROPERTY USES WITHIN ZONES ESTABLISHED BY MERCED COUNTY CODE  
TITLE 18, ENTITLED "ZONING CODE"**

**THE BOARD OF SUPERVISORS OF THE COUNTY OF MERCED, STATE OF  
CALIFORNIA, ORDAINS AS FOLLOWS:**

**SECTION 1: ZONE CHANGE**

The zoning of all that real property identified as Assessor's Parcel Numbers 046-030-006 to -008, 046-030-011, 046-030-013 to -015, 046-030--021 to -023, 011-120-002 to 011-120-003 is amended as depicted in attached Exhibit A, incorporated herein by reference.

RECLASSIFICATION PROPOSAL NO. \_\_\_\_\_ ZONE CHANGE NO. ZC23-002

**SECTION 2: ENACTMENT**

This ordinance shall become effective and be in full force on and after thirty (30) days of its passage and adoption, and prior to the expiration of fifteen (15) days from the passage and adoption thereof, shall be published in a newspaper of general circulation printed and published in the County of Merced, State of California, together with the names of the members of the Board of Supervisors of the County of Merced, voting for or against the same.

**SECTION 3: VALIDITY**

If any section, subsection, sentence, clause, word, or phrase of this ordinance is held to be unconstitutional or otherwise invalid for any reason, such decision shall not affect the validity of the remainder of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, word or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, words, or phrases be declared invalid or unconstitutional.

The foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Merced, State of California at a regular meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

SUPERVISORS

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Scott Silveira  
Chairman, Board of Supervisors

ATTEST:

RAUL LOMELI MENDEZ  
Clerk of the Board of Supervisors

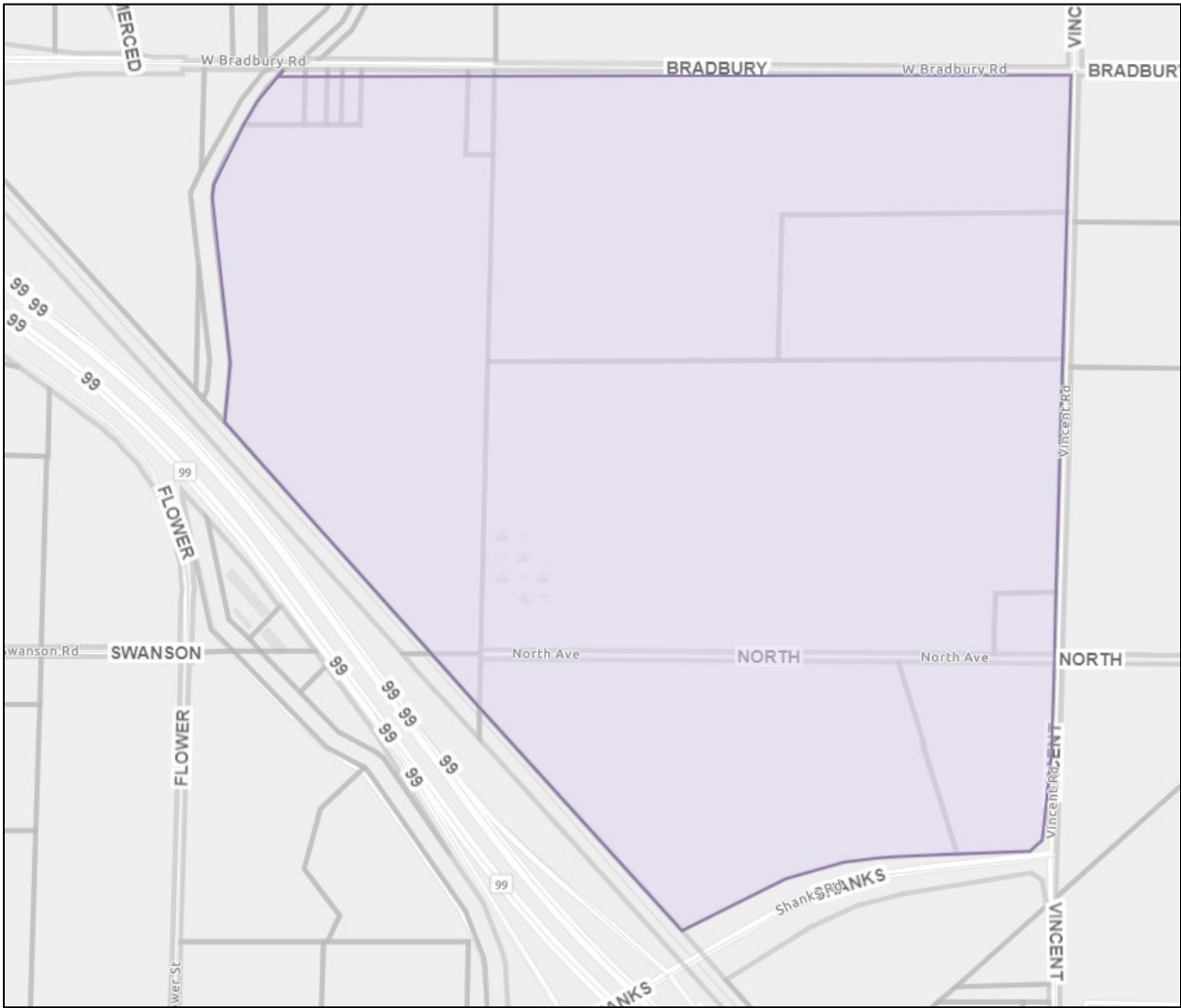
By \_\_\_\_\_  
Deputy

APPROVED AS TO LEGAL FORM AND EFFECT:  
MERCED COUNTY COUNSEL

BY: \_\_\_\_\_  
Michael E. Profant, Deputy



# EXHIBIT “A”



Planned Development Zone (Bradbury Ranch Master Plan)