

From: [planningweb](#)
To: [Nelson, Julie](#)
Subject: FW: Wildlife area
Date: Monday, November 6, 2023 9:31:12 AM

Hi Julie,

FYI-This came through planningweb.

Kayla Abarca
Administrative Assistant I, Planning Department
City of Merced | 678 W. 18th Street | Merced, CA 95340
(209) 385-6954 Direct | (209) 385-6858 Dept Phone
abarca@cityofmerced.org | www.cityofmerced.org

-----Original Message-----

From: Patricia Lewis
Sent: Friday, November 3, 2023 6:13 PM
To: [planningweb](#) <planningweb@cityofmerced.org>
Subject: Wildlife area

I have lived west of Merced College since 1985. This was once an area adjoining wildlife areas with abundant raptors feasting on the ground squirrels in the many open fields remaining in their native state. With the advancement of growth we have lost most of our open space consequently the wildlife as well. Please keep the area that lies at the north end of R Street and west of Fahrens Creek open and uninhabited. The increase in population, pollution and traffic plus, intrusion on the environment is not acceptable. It's not worth losing this native area. Additionally, stop plowing and adding piles of dirt it is already being destroyed. I'm looking forward to your response.
Thank you,
Patricia S. Lewis

Merced, CA 95348

Sent from my iPhone

[NOTICE: This message originated outside of City of Merced -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

From: [Nelson, Julie](#)
To: [REDACTED]
Subject: RE: Wildlife area
Date: Wednesday, November 8, 2023 10:28:00 AM

Good morning, Ms. Lewis. Thank you for your comments regarding development at the north end of R Street and west of Fahrens Creek. I assume you received a public hearing notice or saw the notice in the paper regarding the changes proposed in the Bellevue Ranch area. The proposed changes would not affect the area north of R Street, west of Fahrens Creek. The Bellevue Ranch area is on the east side of R Street and the areas adjacent to Fahrens Creek are designated as open space to preserve the natural wildlife and habitat in the area. I hope this answers any questions you had and alleviates your concerns with this project.

Best Regards,

Julie Nelson,
Senior Planner
City of Merced
209-385-6967

-----Original Message-----

From: Patricia Lewis [REDACTED]
Sent: Friday, November 3, 2023 6:13 PM
To: planningweb <planningweb@cityofmerced.org>
Subject: Wildlife area

I have lived west of Merced College since 1985. This was once an area adjoining wildlife areas with abundant raptors feasting on the ground squirrels in the many open fields remaining in their native state. With the advancement of growth we have lost most of our open space consequently the wildlife as well. Please keep the area that lies at the north end of R Street and west of Fahrens Creek open and uninhabited. The increase in population, pollution and traffic plus, intrusion on the environment is not acceptable. It's not worth losing this native area. Additionally, stop plowing and adding piles of dirt it is already being destroyed. I'm looking forward to your response.

Thank you,
Patricia S. Lewis
[REDACTED]

Sent from my iPhone

[NOTICE: This message originated outside of City of Merced -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Email Address: District5@Cityofmerced.org
Phone: [\(209\) 385-6251](tel:(209)385-6251)

Sent from a mobile device. Please excuse brevity and typos.

Begin forwarded message:

From: Charles Pereira [REDACTED]
Date: January 6, 2024 at 2:45:04 PM PST
To: "Boyle, Sarah" <BoyleS@cityofmerced.org>
Subject: Hello Councilor Boyle this is Charles Pereira from District 6

Dear Councilor Boyle,

Thank you so much for your time. I was really thankful for the thoughtful question you asked the city manager at the meeting on January 2nd about what will be done to follow up with our community about the concerns of the land use rezoning of the property shifting from open land to multifamily.

The reason I am contacting you is to let you know that we haven't heard from the city yet or received a single email back from Rep Fuc or any of the other council members we have contacted.

We have a lot of questions that we would like to ask to alleviate some of the fears of our community and communities beyond us who are worried about the threat Fahrens Creek poses to our area and theirs.

I have included in this email some examples of our concerns. According to the FEMA flooding and floodplain management PDF once this area is fully developed, it will cause 61 percent more water to enter Fahrens Creek. If you look at the pictures of Fahrens Creek and the flooding that took place last year, myself and hundreds of other residents don't see how Fahrens Creek will be able to receive 61 percent more water than what it received last year.

It seems that if that property is further developed and raised even more than it is now, it will greatly heighten the flood risk in our neighborhood.

Thank you for your time and your consideration on this issue. We may not have been at the planning commission meeting, and we regret that, but we are here now, and we respectfully would like our concerns and livelihoods considered in this process going forward.

Charles Pereira.

Also, how do we submit examples that we can call upon during our comment period when given our 3 minutes? We anticipate quite a few people showing up who will want to speak about this issue on January 16th at the upcoming meeting.

[NOTICE: This message originated outside of City of Merced -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]



Esri, USDA Farm Service Agency, Microsoft Powered by Esri

PIN



Approximate location based on user input and does not represent an authoritative property location

MAP PANELS



Selected FloodMap Boundary



Digital Data Available



No Digital Data Available



Unmapped

OTHER AREAS



Area of Minimal Flood Hazard Zone X



Effective LOMRs



Area of Undetermined Flood Hazard Zone D



Otherwise Protected Area



Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS



Without Base Flood Elevation (BFE)



With BFE or Depth



Regulatory Floodway Zone AE, AO, AH, VE, AR

Use the arrow keys to

Filling obstructs flood flows, backing up floodwaters onto upstream and adjacent properties. It also reduces the floodplain's ability to store excess water, sending more water downstream and causing floods to rise to higher levels. This also increases floodwater velocity.

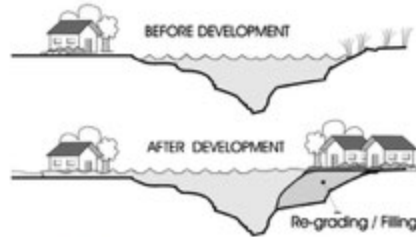


Figure 1-12. Effects of development on a riverine floodplain

Watersheds

Development in riverine watersheds affects the runoff of stormwater and snowmelt. Buildings and parking lots replace the natural vegetation which used to absorb water. When rain falls in a natural setting, as much as ninety percent of it will infiltrate the ground; in an urbanized area, as much as ninety percent of it will run off (Figure 1-13).

Natural ground cover, 0% impervious surface	15% of the rainwater runs off the land
Rural development, 10% - 20% impervious surface	23% of the rainwater runs off the land
Single family homes, 35% - 50% impervious surface	35% of the rainwater runs off the land
Full urbanization, 75% - 100% impervious surface	61% of the rainwater runs off the land

Figure 1-13. Effects of development on stormwater runoff.
(Data for Northeastern Illinois)

Use the arrow keys to

Urban features alter flood dynamics as well. Storm sewers and more efficient homes that come with urban drainage systems speed flood flows. The result of urbanization is that there is more runoff in the watershed and it moves faster, easing flooding downstream. Thus, a 10-year storm may produce the runoff equivalent of a 25-year storm, overloading the man-made drainage system.

11:36



LTE 83%



City's Planned Floodplain Re-Zoning Increases Flood Risk

You may not be aware of the proposal to re-zone the **floodplain between R-street and Fahrens Creek to high-density housing**. This redesignation from Open Land/Park to High Density Housing will not only affect the streets on the east side of San Jose Ave adjacent to Fahrens Creek, but also most of the surrounding neighborhood over to M Street. If you look at the Flood Plain Map (on back), you can see that the 100-year flood zone extends from Fahrens Creek almost to M street.

As part of General Plan Amendment #17-02 in the Site Utilization Plan (Revision #12) for the Bellevue Ranch Planned Development Project, **Baxter Ranches, LLC** is requesting the re-zoning to use the location for some of the additional ~500 units of affordable housing required by the **Bellevue Ranch Development Project** to be compliant with California housing requirements. Almost all the new housing development for the Bellevue Ranch Development Project is north of Cardello Rd and up past Old Lake Rd. north of the El Cap High School. The 5 acres next to R Street is the only part of plan near Yosemite Ave.

As a resident living within or close to the Fahrens Creek floodplain, we--the **College Streets Community Group**--want to make you aware the proposed zoning change and pending development at that site.

You may remember that, **just last January, Fahrens Creek was within inches of flooding** the neighborhood (picture on back). The holding ponds on the R Street side where the re-zoning is planned were filled to capacity and kept the water from flooding our streets. These overflow ponds would be eliminated with the re-zoning and construction. Further, building an apartment complex on the currently open land would result in more water washing into the Creek and cresting on our side.

Clearly, development of high-density housing units on the small parcel of floodplain will negatively impact our neighborhood. The water drainage/flooding risk is the most serious concern. Also, though, another apartment complex on the open land by the side of Fahrens Creek will have broader negative effects on the local wet land environment and community livability. High density housing means **over 20+ units per acre**. With 3 apartment complexes already on R street just north of Yosemite, do we need another apartment complex in the immediate area?

What can you do about it?

Merced City Council will hold a public hearing on the proposed plan at its general meeting on **Tues, Jan 16 at City Council Chamber**, 2nd Floor, Merced Civic Center, 678 W. 18th Street, Merced, CA 95340.

- **Show up and comment!**
- **Sign the petition** opposing the proposed re-zoning of the floodplain. Use barcode to access on-line petition.
- **Send a voicemail or email comment** to the City Council: voicemail at 209-388-8688 (limited to 1 minute) or email to cityclerk@cityofmerced.org (limit 300 words). Comments must be **submitted by 1 pm on Jan 16**.



Scan me to see the petition

