NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT #1183 AND ENVIRONMENTAL DETERMINATION

A public hearing will be held by the Merced City Planning Commission on Wednesday, August 21, 2013, at 7:00 p.m., or as soon thereafter as may be heard in the City Council Chambers located at 678 W. 18th Street, Merced, CA, concerning Conditional Use Permit #1183, initiated by V & S Real Estate Investments, LLC, property owner. This application involves a request to allow an approximately 35,000-square-foot, two-story office building to be constructed at the southeast corner of Mercy Avenue and the future Sandpiper Avenue, within a Commercial Office (C-O) zone; said property being more particularly described as Remainder F as shown on the map entitled "Mansionette Estates Unit 2" recorded in Volume 55, Page 13 of Merced County Records; also known as Assessor's Parcel Number (APN) 231-040-002.

An environmental review carried out for this project under the California Environmental Quality Act (CEQA) concluded that Environmental Review #13-14 is a second tier environmental document, based upon the City's determination that the proposed document remains consistent with the previously adopted provisions of CEQA Guidelines Section 15162 (Mitigated Negative Declaration), previously certified by the City of Merced. A copy of this staff evaluation is available for public inspection at the City of Merced Planning Department during regular business hours, at 678 West 18th Street, Merced, California. A copy of this document can also be purchased at the Planning Department for the price of reproduction.

All persons in favor of, opposed to, or in any manner interested in this request for a Conditional Use Permit are invited to attend this public hearing or forward written comments to the Director of Development Services, City of Merced, 678 West 18th Street, Merced, CA 95340. The public review period for the environmental determination begins on August 1, 2013 and ends on August 21, 2013. Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge the decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Merced at, or prior to, the public hearing.