NOTICE OF PUBLIC HEARING
FOR GENERAL PLAN AMENDMENT #13-03, ZONE CHANGE #418, CONDITIONAL USE PERMIT #1184 AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

A public hearing will be held by the Merced City Planning Commission on Wednesday, September 4, 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 General Plan Amendment #13-03, Zone Change #418, and Conditional Use Permit #1184, initiated by Boos Development, applicant for Steven Edward Althoff, property owner. This application involves a request to amend the General Plan Designation for two parcels (Assessor's Parcel Numbers: 034-122-013 and 034-122-014). One parcel would be changed from a Commercial Office (CO) designation to Thoroughfare Commercial (CT) and the other from High/Medium Density Residential (HMD) to Thoroughfare Commercial (CT). The application also involves a Zone Change for the same two parcels to change the Zoning on one parcel from Commercial Office (C-O) to Thoroughfare Commercial (C-T) and on the other parcel from R-3-1.5 to Thoroughfare Commercial (C-T). A Conditional Use Permit will also be considered to allow the construction of an approximately 9,180-square-foot Family Dollar store including the sale of beer and wine for offsite consumption, and an increase in the allowable sign area for the site from 200 square feet to 500 square feet. The site is comprised of three parcels generally located approximately 380 feet west of the intersection of East 21st Street and Yosemite Parkway; said property being more particularly described as Parcels #1 and #2 as shown on the Parcel Map entitled "Parcel Map for Maire Sorensen" recorded in Book 40 at Page 7 of Merced County Records; also known as Assessor's Parcel Numbers (APN's) 034-122-013; -014; and Lot 2 as shown on the map entitled "Barnell and Chamberlain Subdivision" recorded in Book 8 at Page 10 of Merced County Records; also known as Assessor's Parcel Number (APN) 034-122-003.

An environmental review checklist has been filed for this project, and a draft negative declaration has been prepared (i.e., no further environmental review would be required) under the California Environmental Quality Act. A copy of this staff evaluation ("Initial Study") 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 General Plan Amendment, Zone Change, and 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 15, 2013 and ends on September 4, 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.

After the Planning Commission makes its decision on this matter, the General Plan Amendment and Zone Change will also be considered at a public hearing before the City Council. A separate notice of that public hearing will also be given.

/s/ Kim Espinosa

8-8-13 Kim Espinosa, Planning Manager