

NOTICE OF PUBLIC HEARING
FOR CONDITIONAL USE PERMIT #1207 AND NOTICE OF INTENT
TO ADOPT A CATEGORICAL EXEMPTION

A public hearing will be held by the Merced City Planning Commission on Wednesday, January 6, 2016, 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 #1207, initiated by Boos Development on behalf of SEW Enterprises, LLC, property owners. This application involves a request to demolish two existing three-story office buildings and construct a new 12,900-square-foot CVS Pharmacy (with alcohol sales for off-site consumption) and a 4,000-square-foot future retail pad on two parcels containing approximately 2.19 acres, located on the north side of Olive Avenue approximately 120 feet west of M Street (625 and 645 West Olive Avenue). These parcels are located within Planned Development (P-D) #1 and have a Regional/Community Commercial (RC) General Plan designation; said properties being more particularly described as a portion of Lot 73 and Lot 74 as shown on the map entitled "Map of Crocker Colony," recorded in Volume 5, Page 6 of Merced County Records; and Parcel 2 as shown on that map entitled "Parcel Map for Park Olive Plaza," recorded in Volume 43, Page 36 of Merced County Records; also known as Assessor's Parcel Numbers (APN's) 236-220-019 and -020.

An environmental review checklist has been filed for this project (Environmental Review #15-35), and a Categorical Exemption from further environmental review under the California Environmental Quality Act has been issued. A copy of this exemption is available for public inspection at the City of Merced Planning Department during regular business hours, at 678 W. 18th Street, Merced, CA. 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 W. 18th Street, Merced, CA 95340. The public review period for the environmental determination begins on December 17, 2015, and ends on January 6, 2016. 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.

December 11, 2015

/s/ Kim Espinosa

Kim Espinosa,
Planning Manager