

NOTICE OF PUBLIC HEARING  
FOR CONDITIONAL USE PERMIT #1208 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 #1208, initiated by Golden Valley Engineering, on behalf of LJ Steiner, LLC, property owner. This application involves a request to construct a 128-unit apartment complex with 1, 2, and 3 bedroom units on a portion of a 10.42 acre parcel generally located at the southeast corner of Pacific Drive and Horizons Avenue. This parcel is located within Planned Development (P-D) #46 and has a Village Residential (VR) General Plan designation; said property being more particularly described as: Parcel B as shown on that certain map entitled "Parcel Map for Mathew and Barbara Bruno," recorded in Volume 95, Page 16 of Merced County Records; also known as Assessor's Parcel Number (APN): 206-070-006.

An environmental review carried out for this project under the California Environmental Quality Act (CEQA) concluded that Environmental Review #15-37 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 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

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/s/ Kim Espinosa  
Kim Espinosa,  
Planning Manager