

NOTICE OF PUBLIC HEARING
FOR MODIFICATION TO CONDITIONAL USE PERMIT #1200 AND NOTICE OF INTENT TO RELY ON
A PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION

A public hearing will be held by the Merced City Planning Commission on Wednesday, January 17, 2018, 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 modifications to Conditional Use Permit #1200, initiated by BP Investors, LLC, property owners. This application involves a request to modify Conditions #10 and #21 dealing with the construction of Merrill Place and the right-of-way needed for such construction and to modify the number of units in the project from 128 units to 152 units (216 units were originally approved for this project, but that number was reduced by an administrative approval on September 12, 2016). The Planning Commission may also consider modifying or deleting any of the other existing conditions of approval or the addition of new conditions for this project. The project site is a 9.8-acre parcel located on the north side of Merrill Place (extended) approximately 1,200 feet east of G Street. This parcel is located within Residential Planned Development (RP-D) #61 and has a Village Residential (VR) General Plan designation; said property being more particularly described as Parcel 4, as shown on that certain map entitled "Parcel Map for Benber Property" recorded in Book 97, Page 17, of Merced County Records; also known as Assessor's Parcel Number (APN) 060-030-039.

An environmental review carried out for this project under the California Environmental Quality Act (CEQA) concluded that Environmental Review #15-07 previously approved for this project 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 modification to Conditional Use Permit #1200 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 28, 2017 and ends on January 17, 2018. 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 21, 2017

/s/ Scott McBride

Scott McBride,
Director of Development Services