

NOTICE OF PUBLIC HEARING FOR SITE PLAN REVIEW #419 AND NOTICE OF
INTENT TO ADOPT A CATEGORICAL EXEMPTION

A public meeting will be held by the Merced City Site Plan Review Committee on Thursday, February 8, 2018, at 1:30 p.m., or as soon thereafter as may be heard in the Planning Conference Room located on the 2nd floor of the Merced Civic Center at 678 W. 18th Street, Merced, CA, concerning Site Plan Review #419, initiated by Golden Valley Health Centers, property owner. This application involves a request to develop a 2-story medical office (approximately 26,000 square feet) at 3940 Sandpiper Avenue. The subject site is generally located on the southwest corner of Mercy Avenue and Mansionette Drive, within an Office Commercial (C-O) Zone; said property being more particularly described as Parcel 4 as shown on that Map entitled "Parcel Map for V&S Real Estate Investments, LLC.," recorded in Book 115 of Page 21 of Merced County Records; also known as Assessor's Parcel Number (APN) 231-200-004.

An environmental review checklist has been filed for this project, 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 Site Plan Review approval are invited to attend this meeting 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 January 30, 2018, and ends on February 8, 2018. Please feel free to call the Planning Department at (209) 385-6858 for additional information. If you challenge the decision of the Site Plan Review Committee in court, you may be limited to raising only those issues you or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Merced at, or prior to, the meeting.

January 19, 2018

/s/ Kim Espinosa

Kim Espinosa,
Planning Manager