

NOTICE OF PUBLIC HEARING
FOR CONDITIONAL USE PERMIT #25-0006 (FORMERLY SITE PLAN REVIEW PERMIT #25-0001) AND NOTICE OF INTENT TO ADOPT A CATEGORICAL EXEMPTION

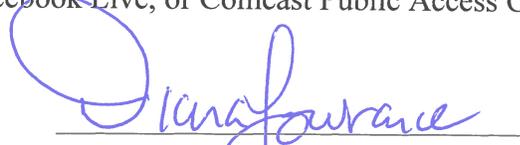
A public hearing will be held by the Merced Planning Commission on Wednesday, May 7, 2025, at 6:00 p.m., or as soon thereafter as may be heard in the Council Chambers of City Hall, 678 W. 18th Street, Merced, CA, concerning Conditional Use Permit #25-0006, initiated by AT&T Mobility, for the City of Merced, property owner. (This application was formerly known as Site Plan Permit #25-0001. On April 3, 2025, this application was considered by the Site Plan Review Committee and referred to the Planning Commission for final consideration.) This application involves a request to construct a 55-ft.-tall stealth mono-palm tower and an 8x8 walk in closet shelter on an 11.3-acre parcel generally located at 3400 Parsons Avenue. The site has a General Plan Designation of Low Density (LD) Residential and a Zoning designation of R-1-6. Said property being more particularly described as Parcel 2 as shown on that certain Parcel Map entitled "Bradley's Add. No. I, R.M. Vol. 2, Pg 66," recorded in Book 6, Page 15 of Merced County Records; also known as Assessor's Parcel Number (APN) 006-150-002.

An environmental review checklist has been filed for this project, and a Categorical Exemption has been prepared under the California Environmental Quality Act. 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, or on the City's website at www.cityofmerced.org. A copy may also be requested by sending an email to planningweb@cityofmerced.org.

All persons in favor of, opposed to, or in any manner interested in this request for a Conditional Use Permit are invited to attend the meeting in person or comment via email or voicemail (see instructions below). The public review period for the environmental determination begins on April 17, 2025, and ends on May 7, 2025. Please call the Planning Department at (209) 385-6858 for additional information. If you challenge the action 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.

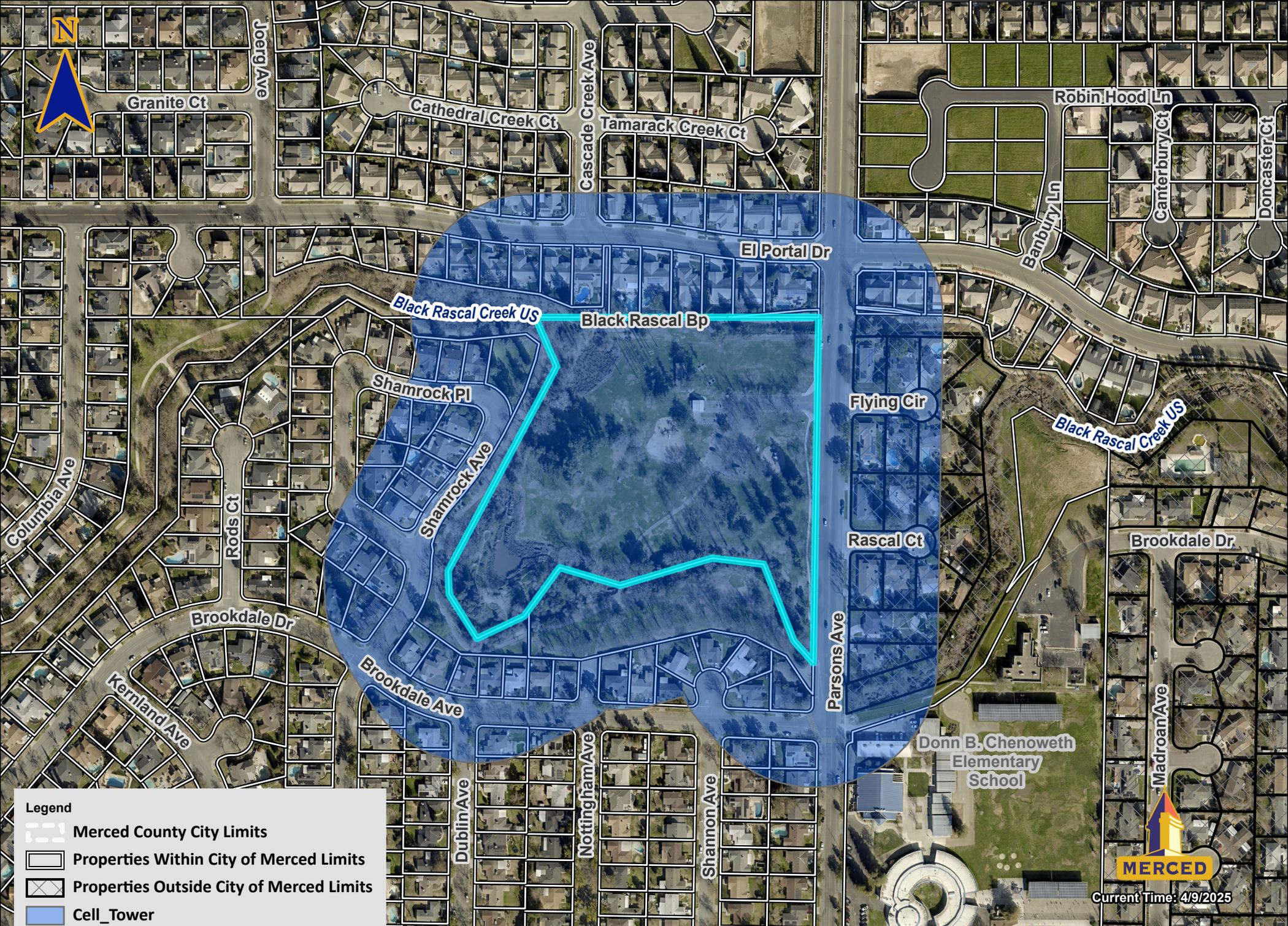
You may submit your public comment to the Planning Commission electronically no later than 1:00 PM on the day of the meeting. Comments received before the deadline will become part of the record. Material may be emailed to planningweb@cityofmerced.org and should be limited to 300 words or less. Please specify which portion of the agenda you are commenting on, i.e. item # or Oral Communications. Your comments will be provided to the Planning Commission at the appropriate time. Any correspondence received before, during, or after the meeting will be distributed to the Planning Commission and retained for the official record.

To view video (if available) or listen to the Planning Commission meeting live, go to the City's website www.cityofmerced.org, Facebook Live, or Comcast Public Access Channel 96.



Diana Lowrance,
Deputy Director of Development Services

April 11, 2025



- Legend**
-  Merced County City Limits
 -  Properties Within City of Merced Limits
 -  Properties Outside City of Merced Limits
 -  Cell_Tower



Conditional Use Permit #25-0006