

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, January 10, 2018 - 9:00 a.m

Merced County Administration Building
Board Chambers, Third Floor 2222 M Street
Merced, California 95340
Phone: 209.385.7654 Fax: 209.726.1710

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. MINOR SUBDIVISION APPLICATION MS17-006

John Chang & Ming Hui Jiang- A request to divide a 55.8 acre parcel into two parcels resulting in parcel sizes of: Parcel 1 = 20 acres and Parcel 2 = 35.67 acres. The project site is located 1.25 miles west of South Moraga Road and 1.33 miles north of Highway 152, in the Los Banos area, identified by Assessor Parcel Number (APN) 078-130-075. The property is designated as Agricultural in the General Plan and zoned A-1 (General Agriculture). CEQA: No subsequent environmental review required in compliance with CEQA guidelines Section 15162 – “Subsequent EIRs and Negative Declarations”. **TH**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine that no subsequent environmental review is required in compliance with Section 15162 – “Subsequent EIRs and Negative Declarations” of the CEQA Guidelines based upon the analysis in the 2030 Merced County General Plan Program Environmental Impact Report, and the CEQA Section 15162 Findings and Analysis prepared as an attachment to the Staff Report.
- 3) Approve Minor Subdivision Application No. MS17-006 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM A. MS17006 JOHN CHANG MING HUI JIANG.PDF](#)

6.II. MINOR SUBDIVISION APPLICATION MS17-017

John Herkert - A request to convey 11.23 acres of a 12.4 acre parcel, and combine with an adjacent 13.4 acre parcel under the same ownership. The proposed subdivision would create a 24.56 acre remainder parcel and a 1.17 acre homesite parcel. The project site is located at the southwest corner of North Stein Road & West Liberty Avenue in the Atwater area, and identified as Assessor's Parcel Numbers (APNs) 143-230-003 and 143- 230-004. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural).CEQA:

Project can be found exempt from subsequent environmental review as in compliance with CEQA guidelines Section 15162 – “Subsequent EIRs and Negative Declarations”.
TH

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine that no subsequent environmental review is required in compliance with Section 15162 – “Subsequent EIRs and Negative Declarations” of the CEQA Guidelines based upon the analysis in the 2030 Merced County General Plan Program Environmental Impact Report, and the CEQA Section 15162 Findings and Analysis prepared as an attachment to the Staff Report.
- 3) Approve Minor Subdivision Application No. MS17-017 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B. MS17-017 - JOHN HERKERT.PDF](#)

6.III. 7th EXTENSION APPLICATION NO. EXT17-003 TO MAJOR SUBDIVISION APPLICATION NO. MAS05-001

Cypress Estates - A request to extend the expiration date of the approved tentative map for Major Subdivision Application No. MAS05-001 by 1 year From: January 11, 2018 To: January 11, 2019. The project site is located on the north side of West Walnut Avenue, approximately 300 feet east of North Barbera Avenue in the Winton area, identified as Assessor's Parcel Number (APN) 147-043-014. The property is designated Winton Urban Community - Low Density Residential land use in the General Plan and zoned R-1 (Single-Family Residential). CEQA: Project can be found exempt from further environmental review under CEQA Section 15162 – “Subsequent EIRS and Negative Declarations” of the CEQA Guidelines. **PN**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine the application can be found exempt from further environmental review under CEQA Section 15162 – “Subsequent EIRS and Negative Declarations” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT17-003 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM C. EXT.17-003- MAS 05-001 - CYPRESS ESTATES.PDF](#)

6.IV. 6th EXTENSION APPLICATION NO. EXT17-002 TO MINOR SUBDIVISION APPLICATION MS06-065

Vernon Fisher - A request to extend for 1 year the expiration date of the approved Tentative Map for Minor Subdivision No. MS06-065 From: December 18, 2017 To: December 18, 2018, on property located at the east side of North Herrod Ave, 1,100 feet north of West Fleming Road, designated Atwater Rural Residential Center land use and zoned A-R (Agricultural- Residential), and identified as Assessor's Parcel Number (APN) 207050014. The property is designated Rural Residential Center land use in the General Plan and zoned A-R (Agricultural Residential).CEQA: Project can be found exempt from subsequent environmental review as in compliance with CEQA guidelines Section 15315 – “Minor Land Divisions”. **MT**

RECOMMENDATION(S):

- 1) Open/close public hearing;

- 2) Determine that no subsequent environmental review is required in compliance with Section 15315 "Minor Land Divisions" of the CEQA Guidelines based upon the analysis in the 2030 Merced County General Plan Program Environmental Impact Report, and the CEQA Section 15315.
- 3) Approve 6th Extension to Minor Subdivision Application No. MS06-065 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM D. EXT17-002 TO MS06-065 - VERNON FISHER.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
 - 11.I. PLANNING COMMISSION AGENDA 01-10-18

Documents:

[PLANNING COMMISSION AGENDA 1-10-18.PDF](#)