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Hearing Officer
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HEARING OFFICER AGENDA

Regular Meeting of Monday, February 26, 2018, 8:30 A.M.

Merced County Administration Building

Room 310, Third Floor

2222 M Street

Merced, California 95340

Phone: 209.385.7654 Fax: 209.726.1710

1. CALL TO ORDER
 2. CITIZEN COMMUNICATIONS
Public opportunity to address the Hearing Officer on any item of interest over which the Planning Commission has jurisdiction that is not on the agenda
 3. PUBLIC HEARING(S)
 - 3.I. MINOR SUBDIVISION APPLICATION MS18-001
Scott Wickstrom and Duane Wickstrom - A request to create a homesite parcel by removing a 4.3 acre portion of a 40.11 acre parcel and combine the remaining 35.8 acres with an abutting parcel, creating a 70.9 acre remainder parcel. The project site is located on the east and west sides of North Hultberg Road, 0.75 miles south of West Turner Avenue in the Hilmar area, and identified as Assessor's Parcel Numbers (APNs) 045-252-040, 045-252-039, and 045-252-042. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: No further environmental review is required in compliance with CEQA Guidelines Section 15162 – "Subsequent EIRs and Negative Declarations". **MT**
- RECOMMENDATION(S):**
- 1) Open/close the 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, and;
 - 3) Approve Minor Subdivision Application No. MS18-001 based on the findings

included
in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM A MS18-001.PDF](#)
[ITEM A ATTCH-PLOT PLAN.PDF](#)

3.II. MINOR SUBDIVISION APPLICATION No. MS18-003

John Lewis – A request to resubdivide a 40 acre parcel into two parcels resulting in parcel sizes of: Parcel 1 = 20 acres and Parcel 2 = 20 acres. The project site is located approximately 672 feet east of the intersection of West Eucalyptus Avenue and Winton Way, near the Winton area identified by Assessor Parcel Numbers (APN) 140-160-068 and (APN) 140-160-069. The property is designated Agricultural in the General Plan and zoned A-1 General Agricultural. CEQA: No further environmental review is required pursuant to CEQA Section 15162 – “Subsequent EIRs and Negative Declarations”. **DL**

RECOMMENDATION(S):

- 1) Open/Close the 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; and,
- 3) Approve Minor Subdivision application no. MS18-003 based on the findings included in the staff report and subject to the conditions of approval.

Documents:

[ITEM B- MS18-003.PDF](#)

4. HEARING OFFICER AGENDA

4.I. Hearing Officer Agenda 02/26/2018

Documents:

[022618.PDF](#)