

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, March 27, 2019 - 9:00 a.m

Merced County Administration Building

Board Room, 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

4.I. Draft Minutes 2-13-19

Documents:

[DRAFT MINUTES 2-13-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. 9th EXTENSION APPLICATION No. EXT19-001, TO MAJOR SUBDIVISION No. MAS04-003

"RIVER REACH ESTATES" – Bhopinder Sahota: A request to extend the expiration date of the tentative map for Major Subdivision MAS04-003 by 1 year, FROM: March 9, 2019 TO: March 9, 2020. The project site is located on the south side of West Palm Avenue, 750 feet east of North Santa Fe Drive, identified as Assessor's Parcel Number (APN) 140-170-068. The property is designated Cressey Rural Center – Agricultural-Residential land use in the General Plan and zoned A-R (Agricultural-Residential). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines - "Subsequent EIRs and Negative Declarations." **BP**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT19-001 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM A. 9TH EXT19-001 TO MAS04-003 SAHOTA.PDF](#)

6.II. CONDITIONAL USE PERMIT No. CUP18-001

Cesar Cisneros - A request to bring into conformance an existing agricultural trucking business with a maximum of 20 trucks and to construct a 4,800 square foot shop

building (including a new septic system). The project site is located on the southeast corner of the intersection of Hyde Street and Burchell Avenue in the Planada area, identified as Assessor's Parcel Number (APN) 053-290-010. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: A Negative Declaration is proposed.

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Determine that the project will not have a significant effect on the environment and adopt a Negative Declaration pursuant to CEQA Guidelines Section 15070 - "Decision to Prepare a Negative or Mitigated Negative Declaration"; and,
- 3) Approve Conditional Use Permit CUP18-001 based on the findings included in the staff report and subject to the conditions of approval.

Documents:

[ITEM B. CUP18-001 CESAR CISNEROS.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 3-27-19

Documents:

[MARCH 27, 2019 PLANNING COMMISSION AGENDA.PDF](#)