

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, April 25, 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. 9th EXTENSION APPLICATION NO. EXT18-001, TO MAJOR SUBDIVISION
APPLICATION NO. MAS03-013

Soernsen Estates - A request to extend the expiration date of the tentative map for Major Subdivision No. MAS03-013 by 1 year FROM: March 24, 2018 TO: March 24, 2019. The project site is located at the northwest corner of North Golf Road & East Farmland Avenue, one mile east of the City of Merced, and identified as Assessor's Parcel Number (APN) 052-352-004. The property is designated Merced Rural Residential Center and zoned A-R (Agricultural Residential). CEQA: Project can be found exempt from further environmental review under CEQA Section 15162 – “Subsequent EIRS and Negative Declarations”. **TH**

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. EXT18-001 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. 9TH EXT 18-001 TO MAS03-013 - SOERNSEN ESTATES.PDF](#)

- 6.II. 8th EXTENSION APPLICATION NO. EXT18-003 TO MAJOR SUBDIVISION
APPLICATION NO. MAS03-015

Parkway II - A request to extend the expiration date of the tentative map for Major Subdivision No. MAS03-015 by 1 year, FROM: July 13, 2018 TO: July 13, 2019. The project site is located on the north and south sides of West Parkway Boulevard, east of South Highway 33 in the Santa Nella area, identified as Assessor's Parcel Number (APN) 078-380-003, 004, 009, 010, 023, 016, 025, 026, 027, 028, and 029. The property is designated Santa Nella Urban Community - Low Density Residential land use and zoned R-1- 5000 (Single Family Residence). CEQA: Project can be found

exempt from further environmental review under CEQA Section 15182 – “Residential Projects Pursuant to a Specific Plan”. **TH**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine the application can be found exempt from further environmental review under CEQA Section 15182 – “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT18-003 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM B. 8TH EXT 18-003 TO MAS 03-015 - PARKWAY II.PDF](#)

6.III. 8th EXTENSION No. EXT18-002 To MAJOR SUBDIVISION APPLICATION NO. MAS04-003

"RIVER REACH ESTATES" - To extend the expiration date of the tentative map by 1 year From: March 9, 2018 To: March 9, 2019, on property 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 Agricultural-Residential land use in the General Plan and zoned A-R (Agricultural-Residential).CEQA: No further environmental review is required in compliance with CEQA Guidelines Section 15162 – “Subsequent EIRs and Negative Declarations”. **BG**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required in compliance with CEQA Section 15162 – “Subsequent EIRS and Negative Declarations” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT18-002 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM C. EXT18-002 TO MAS04-003 RIVER REACH ESTATES.PDF](#)

6.IV. 8th EXTENSION No. EXT18-004 To MAJOR SUBDIVISION 04005

"LAS CASAS de SANTA FE" - To extend the expiration date of the tentative map for one year From: April 27, 2018 To: April 27, 2019, on property located at the northwest corner of East Washington Street & South Jackson Street, identified as Assessor's Parcel Number (APN) 318 010-008 & 318-010-009. The property is designated Le Grand Urban Community - Low Density Residential land use in the General Plan and zoned R-1 (Single Family Residence). CEQA: No further environmental review is required in compliance with CEQA Guidelines Section 15162 – “Subsequent EIRs and Negative Declarations”. **BG**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required in compliance with CEQA Section 15162 – “Subsequent EIRS and Negative Declarations” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT18-004 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM D. EXT18-004 TO MAS04-005 LAS CASAS DE SANTA FE.PDF](#)

6.V. 8TH EXTENSION No. EXT18-005 To MAJOR SUBDIVISION No. MAS04-013

To extend the expiration date of the Tentative Map for Almond View Estates for one year From: May 25, 2018 To: May 25, 2019, on property located on the north side of East Le Grand Road, 1,800 feet west of South McKee Road, identified as Assessor's Parcel Numbers (APN) 318-090-003 & 318-090-019. The property is designated Legrand Urban Community - Low Density Residential land use in the General Plan and zoned R-1 (Single Family Residence). CEQA: No further environmental review is required in compliance with CEQA Guidelines Section 15162 – “Subsequent EIRs and Negative Declarations”. **BG**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required in compliance with CEQA Section 15162 – “Subsequent EIRS and Negative Declarations” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT18-005 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM E. EXT18-005 TO MAS04-013- ALMOND VIEW ESTATES.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 04-25-18

Documents:

[PLANNING COMMISSION AGENDA 4-25-18.PDF](#)