

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, May 9, 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 MS18-006

John Gallagher - To Re-subdivide 2 parcels totaling 13.8 Acres, into 3 parcels, offering one lot for sale, resulting in parcel sizes of: Parcel 1 = 1.17 Acres, Parcel 2 = 1 Acre and a remainder parcel of 11.52 Acres, on property located on the north side of West Moran Avenue, 1,225 feet west of North Buhach Road, designated Atwater Rural Residential Center land use and zoned A-R (Agricultural Residential). CEQA: No further environmental review is required pursuant to CEQA 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. MS18-006 based on the findings included in the staff report and subject to the conditions of approval.

Documents:

[ITEM A. MS18-006 - JOHN GALLAGHER.PDF](#)
 - 6.II. MINOR SUBDIVISION APPLICATION MS18-007

Pryor Farms/Gurzat Chahal - A request to create a homesite parcel by removing a 1.84 acre (Parcel 1) portion of an existing 19.2 acre parcel and combining the remaining 17.36 acres with an adjacent parcel, creating a 50.32 acre parcel (Parcel 2). The project site is located on the south side of Almond Avenue approximately 2,644 feet east of North Central Avenue in the Winton area, identified as Assessor's Parcel Numbers (APNs) 143-180-012 and 143-180-038. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: No further environmental review is required pursuant to CEQA Guidelines 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. MS18-007 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B. MS18-007 - GURZAT CHAHAL.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 05-09-18

Documents:

[PLANNING COMMISSION AGENDA 5-9-18.PDF](#)