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HEARING OFFICER AGENDA

Regular Meeting of Monday, August 5, 2019, 8:30 A.M.

Merced County Administration Building

Room 301, 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 No. MS19-008

CENCAL PACIFIC - "SIERRA VIEW MEADOWS" - A request to subdivide a 17-acre legal parcel into two legal parcels, resulting in parcel sizes of: Parcel 1: 11.95 acres and Parcel 2: 5.42 acres. The project site is located on the east and west sides of North Cowden Avenue, 125 feet south of West Dan Ward Road, identified as Assessor's Parcel Number (APN) 057-530-001 and 057-530-002. The property is designated Franklin-Beachwood Low Density Residential land use in the General Plan and zoned R-1 (Single Family Residential). CEQA: Staff recommends that the Hearing Officer find that the project is exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines - "Minor Land Divisions".

RECOMMENDATION(S):

- 1) Open/close Public Hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision No. MS19-008 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. MS19-008-CENCAL PACIFIC-SIERRA VIEW MEADOWS.PDF](#)

4. HEARING OFFICER AGENDA

4.1. Hearing Officer Agenda 8-5-19

Documents:

[080519.PDF](#)