

AGENDA
PLANNING COMMISSION
Regular Meeting
Wednesday, August 8, 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. 8th EXTENSION No. EXT18-010 To MAJOR SUBDIVISION No. MAS03-012
SAN LUIS RANCH - PHASE I - A request to extend the expiration date of the tentative map for 1 year FROM: June 22, 2018 TO: June 22, 2019. The project site is located on the east side of South Highway 33, 0.5 mile south of West Henry Miller Road, identified as Assessor's Parcel Number (APN) 078-130-041. The property is designated Santa Nella Urban Community - Low Density Residential and mostly zoned R-1-5000 (Single Family Residential). 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. EXT18-010 based on the findings included in the staff report and subject to the proposed conditions of approval.
Documents:

[ITEM A. EXT18-010 TO MAS03-012 - SAN LUIS RANCH PHASE I.PDF](#)
 - 6.II. 6TH EXTENSION No. EXT18-009 To MAJOR SUBDIVISION APPLICATION No. MAS06-008
WINN RANCH - A request to extend the expiration date of the Tentative Map for Winn Ranch for one year. FROM: June 25, 2018 TO: June 25, 2019. The project site is located at the southeast corner of Winton Way and Doris Avenue, between Winton Way and Santa Fe Drive, identified as Assessor's Parcel Number's (APN) 147-200-002, 147-200-003, 147-200-005, 147-200-006, and 147-200-007. The property is designated Low Density Residential and General Commercial land use in the General Plan and zoned R-1 (Single-family Residential) and C-2 (General Commercial). CEQA: No further environmental review is required pursuant to CEQA Section 15183 –

“Projects Consistent with a Community Plafan or Zoning”. **DL**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine no further environmental review is required in compliance with CEQA Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT18-009 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B. EXT18-009 TO MAS06-008 - WINN RANCH.PDF](#)

6.III. 7TH EXTENSION No. EXT18-008 To MAJOR SUBDIVISION APPLICATION NO. MAS04-016

BRAGA RANCH - To extend the expiration date of the tentative map for Major Subdivision 04016 – Braga Ranch – for one year FROM: July 26, 2018 TO: July 26, 2019. The project site is located at the northeast corner of West Elliot Avenue and North Cambridge Drive, identified as Assessor's Parcel Number's (APN) 207-130-030, 207-130-031, and 207-120-058. The property is designated Atwater Rural Residential Center land use in the General Plan 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 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. EXT18-008 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM C. EXT18-008 TO MAS04-016 - BRAGA RANCH.PDF](#)

6.IV. EXTENSION APPLICATION NO. EXT18-011, FIRST EXTENSION TO MINOR SUBDIVISION APPLICATION NO. MS16-005

LEOPOLDO MENDOZA - A request to extend the expiration date of the approved tentative map for Minor Subdivision Application No. MS16-005 by 1 year from July 13, 2018 to July 13, 2019. The project site is located on the west side of Feather Way, 500 feet south of South Avenue in the Delhi area, identified as Assessor's Parcel Number (APN) 046-271-007. The property is designated Delhi Urban Community - Agricultural Residential land use in the General Plan and zoned A-R (Agricultural Residential). CEQA: The project requires no further review under CEQA Section 15315 – “Minor Land Divisions” of the CEQA Guidelines. **PN**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine the application requires no further review under CEQA Section 15315 – “MINOR LAND DIVISIONS” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT18-011 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM D. EXT18-011 TO MS16-005 - LEOPOLDO MENDOZA.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 08-08-18

Documents:

[PLANNING COMMISSION AGENDA 8-8-18.PDF](#)