

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, October 9, 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
5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
 - 6.I. GENERAL PLAN AMENDMENT No. GPA19-003 / ZONE CHANGE No. ZC19- 004
MERCED COUNTY - A request to assign General Plan land use and Zoning designations to a presently undesignated 4.74 Acre parcel, to be designated as Agricultural General Plan land use and zoned A-1 (General Agricultural). The subject parcel is located at the southwest corner of East Mission Avenue and South Alfalfa Road in the Merced area, identified as Assessor's Parcel Number (APN) 066-034-001. CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15183 of the CEQA Guidelines – "Projects Consistent with Community Plan or Zoning." **TSH**

RECOMMENDATION(S):

- 1) Open/close the Public Hearing;
- 2) Determine no further environmental review is required pursuant to Section 15183 – "Projects Consistent with Community Plan or Zoning" of the CEQA Guidelines;
- 3) Recommend the Board of Supervisors approve General Plan Amendment No. GPA19-003 to change the General Plan Land Use designation of the project site from Undesignated to Agricultural; and,
- 4) Recommend the Board of Supervisors approve Zone Change No. ZC19- 004 to change the zoning of the project site from Undesignated to A-1 (General Agricultural).

Documents:

[ITEM A. GPA19-003 AND ZC19-004 MERCED COUNTY.PDF](#)

- 6.II. MINOR SUBDIVISION No. MS19-012
CARMEN GONCALVES - A request to subdivide a 1.44 acres of a 149.34 acre parcel and convey the remaining 147.9 acres to an adjacent parcel under the same ownership, creating a 202.02 Acre parcel. The project is located on the east side of South Arroya Avenue, 700 feet north of Highway 152 in the Dos Palos area, identified as Assessor's Parcel Numbers (APNs) 085-170-038 and 085-170-004. The property is designated Agricultural land

use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission determine that no further environmental review is required pursuant to section 15162 of CEQA guidelines- "Subsequent EIRs and Negative Declarations." **KM**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine that no further environmental review is required pursuant to 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 attached CEQA Section 15162 Findings and Analysis (Exhibit C); and,
- 3) Approve Minor Subdivision Application No. MS19-012 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B. MS19-012 - GONCALVES.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 10-09-19

Documents:

[PLANNING COMMISSION AGENDA 10-9-19.PDF](#)