

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, November 6, 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

4.I. DRAFT MINUTES 10-9-19

Documents:

[DRAFT PC MINUTES 10-9-19.PDF](#)

4.II. DRAFT MINUTES 10-23-19

Documents:

[DRAFT PC MINUTES 10-23-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. MINOR SUBDIVISION APPLICATION No. MS19-011

Lizandra Ramos - A request to divide a 42,142 square foot parcel into four parcels which will result in Parcel 1, 2 and 3 = 10,207 square feet each and Parcel 4= 9,658 square feet. The project site is located at the northeast corner of North Sixth Street and West Gaddy Street/Fourth Street in the Delhi area, identified as Assessor's Parcel Number (APN) 011-054-020. The property is designated Delhi Urban Community - Low Density Residential land use and zoned R-1 (Single Family Residential). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines - "Minor Land Divisions." **TSH**

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 Application No. MS19-011 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

ITEM A. MS19-011- LIZANDRA RAMOS.PDF

6.II. 1st EXTENSION APPLICATION No. EXT19-009 TO MAJOR SUBDIVISION No. MAS13-002

"Fleming Hills" – Sohan Sahota - A request to extend the expiration date of the tentative map for Major Subdivision No. MAS13-002 by one year, FROM: Oct. 25, 2019 TO: Oct. 25, 2020. The project site is located at the southwest corner of W. Fleming Road and N. Herrod Avenue, identified as Assessor's Parcel Number (APN) 207-081-009. The property is designated Atwater Rural Residential Center - Agricultural-Residential land use in the General Plan and is zoned A-R (Agricultural Residential). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines. **BP**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT19-009 based on the findings identified in the Staff Report and subject to the recommended conditions of approval.

Documents:

ITEM B. 1ST EXT19-009 TO MAS13-002 FLEMING HILLS SOHAN SAHOTA.PDF

6.III. MINOR SUBDIVISION APPLICATION No. MS19-013

W & B Spycher Properties – A request to subdivide a 40.26 acre parcel into two 20.13 acre parcels, and no new homes are proposed. The project site is located at the southwest corner of West Sunny Acres Avenue and North Sycamore Street in the Turlock area, identified as Assessor's Parcel Number (APN) 041-130-033. 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." **JO**

RECOMMENDATION(S):

- 1) Open/close the 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 Application No. MS19-013 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

ITEM C. MS19-013 - W B SPYCHER PROPERTIES.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 11-6-19

Documents:

[PLANNING COMMISSION AGENDA 11-6-19.PDF](#)