

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, January 27, 2021 - 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 PC MINUTES 01-13-21

Documents:

[DRAFT MINUTES 011321.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. MINOR SUBDIVISION APPLICATION No. MS20-022

**AUTOZONE PARTS** - A request to divide an approximate 15.57 acre parcel (with split-zoning) into 2 parcels resulting in parcel sizes of: Parcel 1 = 1.00 acre and Parcel 2 = 14.57 acres, on property located on the east side of North Winton Way between Almond and Doris Avenues, identified as Assessor's Parcel Number (APN) 147-200-001. The property is designated Winton Urban Community - General Commercial and Medium Density Residential land use in the General Plan and is zoned C-2 (General Commercial) and R-2 (Two-family Residential). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15315 – "Minor Land Divisions" of the CEQA Guidelines. **DL**

**RECOMMENDATIONS:**

- 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. MS20-022 based on the findings in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. MS20-022 - AUTOZONE PARTS, INC..PDF](#)

6.II. 10th EXTENSION APPLICATION No. EXT20-014 TO MAJOR SUBDIVISION No. MAS05-006

**"RED ROCK INDUSTRIAL PARK" – CENTRAL VALLEY AG GROUP** - A request to

extend the expiration date of the tentative map for MAS05-006 by 1 year, FROM: December 21, 2020 TO: Dec. 21, 2021. The project site is located on the west side of N. Arboleda Drive, 400 feet south of E. Highway 140 in the Merced area, identified as Assessor's Parcel Number (APN) 061-033-007. The property is designated Tuttle Rural Center - Industrial land use and zoned M-1 (Light Manufacturing). 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. EXT20-014 based on the findings identified in the Staff Report and subject to the recommended conditions of approval.

Documents:

[ITEM B. 10TH EXT. 20-014 TO MAS05-006 - CENTRAL VALLEY AG GROUP.PDF](#)

6.III. MINOR SUBDIVISION APPLICATION No. MS20-021

**DWIGHT KAJIOKA** - A request to create a 3.62 acre homesite parcel from a 20.04 acre parcel, and combine the remaining 16.42 acres with an abutting 20.03 acre parcel, creating a 36.44 acre parcel. The project is located at the west side of N. Pepper Street, 1370 feet south of W. South Avenue in the Ballico area, identified as Assessor's Parcel Numbers (APN's) 046-160-012 and 046-160-013. 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 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines. **PN**

**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 based on the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Section 15162 Findings and Analysis; and,
- 3) Approve Minor Subdivision Application No. MS20-021 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM C. MS20-021 - DWIGHT KAJIOKA.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 01-27-21

Documents:

[PLANNING COMMISSION AGENDA 012721.PDF](#)