

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES

4.I. 9:00 AM MINUTES 4/13/2022

Documents:

[PLANNING COMMISSION MINUTES 4-13-2022-FINAL.DOC](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. 9:00 AM MINOR SUBDIVISION APPLICATION NO. MS22-002-GAGANDEEP SINGH-  
ITEM A

**MINOR SUBDIVISION APPLICATION NO. MS22-002 - GAGANDEEP SINGH - A**  
request to

subdivide an 11.31 acre parcel into four parcels, resulting in parcel sizes of: Parcel 1 = 3.75 acres, Parcel 2 = 1.88 acres, Parcel 3 = 1.88 acres, and Parcel 4 = 3.80 acres. The project site is located on the east side of south Tyler Road, approximately 465 feet south of East Childs Avenue in the Merced area, identified as Assessor's Parcel Number (APN) 259-150-043. The property is designated Merced Heavy Commercial land use in the General Plan and zoned M-2 (General Manufacturing). CEQA: Staff recommends that the Planning Commission find the project is exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" - of the CEQA Guidelines. **DL**

**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. MS22-002 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[MINOR SUBDIVISION APPLICATION NO. MS22-002- GAGANDEEP SINGH-  
ITEM A 5-11.PDF](#)

6.I.i. 9:00 AM MAJOR SUBDIVISION NO. MAS22-001-STORK INVESTMENT - ITEM B  
**MAJOR SUBDIVISION NO. MAS22-001 - STORK INVESTMENT** - A request to

subdivide two, adjacent, parcels that total 8.19 acres into a 6-lot industrial subdivision, with each lot being at least one acre in size. The project site is generally located on the north side of East Gerard Avenue, approximately 700 feet east of South Tyler Road in the Merced area, also identified as Assessor Parcel Numbers (APN) 259-150-044 and 259-150-019. The property is located in the Merced City Planning Area and is designated IND-R (Industrial Reserve) land use in the General Plan and is zoned M-2 (General Manufacturing). CEQA: Staff recommends that the Planning Commission find that the project requires no further environmental review pursuant to Section 15183 - "Projects Consistent with a Community Plan or Zoning" of the CEQA Guidelines. **DL**

**RECOMMENDATIONS:**

- 1) Open/close the public hearing;
- 2) Determine Major Subdivision Application No. MAS22-001 requires no further environmental review pursuant to Section 15183 - "Projects Consistent with a Community Plan or Zoning" of the CEQA Guidelines; and,
- 3) Approve Major Subdivision Application No. MAS22-001 based on the findings identified in the staff report and subject to the recommended Conditions of Approval.

Documents:

[MAJOR SUBDIVISION NO. MAS22-001- STORK INVESTMENT AGENDA ITEM B 5-11.PDF](#)

- 6.i.i.1. 9:00 AM MINOR SUBDIVISION APPLICATION NO. MS22-004/ ZONE VARIANCE NO. ZV22-001- GREGORY PEARL - ITEM C

**MINOR SUBDIVISION No. MS22-004 / ZONE VARIANCE No. ZV22-001 – GREGORY PEARL** – A request to vary from the minimum A-1 (General Agricultural) parcel size of 20 acres, by dividing a parcel (one (1) legal parcel, but two (2) contiguous assessor's parcels) totaling 143.71 acres into two (2) parcels of 15.76 acres and 127.95 acres. The project site is located 550 feet east of West Hutchins Road and south of West Henry Miller Ave in the Dos Palos area, identified as Assessor's Parcel Numbers (APNs): 085-280-033 and 085-340-022. The land is designated agricultural land use in the general plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15162 of the CEQA Guidelines - "Subsequent EIRs and Negative Declarations." **CC**

**RECOMMENDATIONS:**

- 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 Guidelines Section 15162 Findings and Analysis; and,
- 3) Approve Zone Variance No. ZV22-001 and Minor Subdivision Application No. MS22-004 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[MS22-004 COMPLETE PC PACKET.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA