

PLANNING COMMISSION MEMBERS

Fernando Aguilera District 1
Robert Acheson District 2 (Chairperson)
Jack Mobley District 3
Kurt Spycher District 4
Mark Erreca District 5 (Vice Chairperson)
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AGENDA
PLANNING COMMISSION

Regular Meeting

Wednesday, July 27, 2022 - 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. Planing Commission Minutes July 13, 2022

Documents:

[AGENDA MINUTES 713.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
 - 6.I. MAJOR SUBDIVISION APPLICATION No. MAS21-004
“HILLCREST ESTATES” – FOREBAY FARMS, LLC - A request to subdivide an 11.91-acre parcel into 10 one-acre lots and a detention basin. The project site is located at the southwest corner of East Old Lake Road and North Hillcrest Drive in the Merced area, identified as Assessor's Parcel Number (APN) 170-110-006. The land is designated Merced City Planning Area - Agricultural Residential land use in the General Plan and is zoned R-R (Rural Residential). CEQA: Staff recommends that the Planning Commission find that the project requires no further environmental review pursuant to Section 15183 (“Projects Consistent with Community Plan and Zoning”) of the CEQA Guidelines. **TSH**

RECOMMENDATION(S):

1. Open/close the public hearing;
2. Determine that the project requires no further environmental review pursuant to Section 15183 (“Projects Consistent with Community Plan and Zoning”) of the CEQA Guidelines based on the Environmental Analysis; and,
3. Approve Major Subdivision Application No. MAS21-004 based on the findings listed in the Staff Report and subject to the recommended conditions of approval.

Documents:

[MAS21004 HILLCREST ESTATES ITEM A.PDF](#)

6.I.i. EXTENSION APPLICATION No. EXT22-005

PARKWAY SOUTH INC., AKT SANTA NELLA INVESTORS, LLC, RCI-SN PARKWAY 348, LLC – A request to extend the Term of the Development Agreement No. DA19-001 by twelve (12) months, from August 28, 2022 to August 28, 2023, pursuant to Section 1.4.2.4. The project site is located between South State Highway 33 and South Hilldale Avenue, north of the California Aqueduct, including approximately 458 acres north of the Delta Mendota Canal and the California Aqueduct. The project site is designated as Low Density Residential in the Santa Nella Community Specific Plan and zoned R-1-5000 (Single Family Residential 5,000 square foot minimum). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15182 (“Residential Projects Pursuant to a Specific Plan”) of the CEQA Guidelines. **TSH**

RECOMMENDATION(S):

1. Open/close the public hearing;
2. Determine that no further environmental review is required pursuant to Section 15182 (“Residential Projects Pursuant to a Specific Plan”) of the CEQA Guidelines; and,
3. Adopt the Resolution recommending the Board of Supervisors adopt the Ordinance to amend Development Agreement No. DA19-001 and approve Extension Application No. EXT22-005 based on the findings listed in the Staff Report.

Documents:

[2022.07.22 PC PACKET - EXT22-005.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 7-27-2022

Documents:

[PLANNING COMMISSION AGENDA 7-27-2022.PDF](#)