

Mark J. Hendrickson Hearing Officer 2222 "M" Street Merced, CA 95340  
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## **HEARING OFFICER AGENDA Regular Meeting**

**Monday, February 10, 2020 - 8:30 a.m**

Merced County Administration Building  
Development Resource Center, Second Floor 2222 M Street  
Merced, California 95340  
Phone: 209.385.7654 Fax: 209.726.1710

1. CALL TO ORDER

2. CITIZEN COMMUNICATIONS

Public opportunity to address the Hearing Officer on any item of interest over which the Planning Commission has jurisdiction that is not on the agenda

3. PUBLIC HEARING(S)

3.I. MINOR SUBDIVISION APPLICATION No. MS20-001

**IRENE ROBERTS / JOHN AND JULIE PEREIRA** - A request to create a 3.77 acre homesite parcel from a 28.7 acre parcel and combine the remaining 24.93 acres with an abutting parcel, creating a 53.55 acre parcel. The project site is located at the northeast corner of W. Bell Drive and N. Steinberg Road in the Atwater area, identified as Assessor's Parcel Numbers (APNs) 056-034-005 and 056-034-006. The property is designated Agricultural land use and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Hearing Officer determine 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 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. MS20-001 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM A. MS20-001 - IRENE ROBERTS AND JOHN AND JULIE PEREIRA.PDF](#)

4. HEARING OFFICER AGENDA

4.I. Hearing Officer Agenda 02/10/2020

Documents:

[021020.PDF](#)