

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, February 26, 2020 - 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 01-22-2020

Documents:

[DRAFT PC MINUTES 1-22-20.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
 - 6.I. 10th EXTENSION APPLICATION No. EXT20-001, TO MAJOR SUBDIVISION No. MAS04-003

"RIVER REACH ESTATES" – Bhupinder Sahota - A request to extend the expiration date of the tentative map for Major Subdivision MAS04-003 by 1 year, FROM: March 9, 2020 TO: March 9, 2021. The project site is located on the south side of West Palm Avenue, 750 feet east of North Santa Fe Drive, identified as Assessor's Parcel Number (APN) 140-170-068. The property is designated Cressey Rural Center – Agricultural Residential land use in the General Plan and zoned R-R (Rural Residential). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines - "Subsequent EIRs and Negative Declarations." **JO**

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. EXT20-001 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM A. 10TH EXT TO MAS04-003 - SAHOTA.PDF](#)

- 6.II. CONDITIONAL USE PERMIT No. CUP19-017 And ZONE VARIANCE No. ZV19- 002
Avelino DeSilva - A request to vary from the minimum 200 feet agricultural buffer and construct a conventional home on a six acre parcel created after December 10, 2013.

The project site is located on the north side of West Bloss Avenue, 940 feet west of North Golf Link Road, 0.2 miles west of Hilmar, and identified as Assessor's Parcel Number (APN) 045-160-098. 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 find that the project is exempt from environmental review pursuant to Section 15162 of the CEQA Guidelines – "Subsequent EIRs and Negative Declarations." **TSH**

RECOMMENDATION(S):

- 1) Open/close the Public Hearing;
- 2) Determine the project can be found exempt from environmental review pursuant CEQA Guidelines Section 15162 – "Subsequent EIRs and Negative Declarations"; and,
- 3) Approve Conditional Use Permit No. CUP19-017 and Zone Variance No. ZV19-002 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM B. CUP19-017 AND ZV19-002 DESILVA.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 02-26-2020

Documents:

[PLANNING COMMISSION AGENDA FEBRUARY 26, 2020.PDF](#)