

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, July 08, 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 05-27-20

Documents:

[DRAFT PC MINUTES 05-27-20.PDF](#)

- 4.I.I. DRAFT PC MINUTES 06-10-20

Documents:

[DRAFT PC MINUTES 06-10-20.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
  - 6.I. DEVELOPMENT AGREEMENT DA19-001

**PARKWAY – SANTA NELLA** – Adopt a resolution recommending that the Board of Supervisors adopt an ordinance approving a development agreement for applicants AKT Santa Nella Investors, LLC and RCI-SN Parkway 348, LLC. This development agreement would create vested rights in project approvals, address implementation of the proposed project and associated infrastructure improvements in the project area, and specify benefits to the County. The project site consists of 1,836 proposed homesites and is generally located east of State Highway 33 between the Delta Mendota Canal and the California Aqueduct, and 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: The proposed development agreement may be found exempt from CEQA under section 15162 – Subsequent EIRs and Negative Declarations. **TSH**

Documents:

[ITEM A. DA19-001 - PARKWAY - SANTA NELLA.PDF](#)

- 6.II. MINOR SUBDIVISION NO. MS20-002  
**THOMAS SOUZA** - A request to divide a 79.87 acre parcel into three parcels resulting

in parcel sizes of: Parcel 1 = 24.08 acres, Parcel 2 = 20 acres, and Parcel 3 = 35.79 acres. The project site is located at the southeast corner of West Atwater-Jordan Road and North Cressey Way in the Atwater area, identified as Assessor Parcel Number (APN) 056-100-063. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to CEQA Section 15162 – “Subsequent EIRs and Negative Declarations”. **ST**

**RECOMMENDATIONS:**

- 1) Open/Close the Public Hearing;
- 2) Determine that no further environmental review is required pursuant to Section 15162 – “Subsequent EIRs and Negative Declarations” of the CEQA Guidelines based upon the analysis in the 2030 Merced County General Plan Program Environmental Impact Report; and,
- 3) Approve Minor Subdivision Application No. MS20-002 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B. MS20-002 - THOMAS SOUZA.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 07-08-20

Documents:

[PLANNING COMMISSION AGENDA 07-08-20.PDF](#)