

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

4.I. MERCED PLANNING COMMISSION MEETING MINUTES 8/23/2023

Documents:

[2023-08-23 PLANNING COMMISSION MINUTES ROUGH DRAFT.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. ITEM VI. A GENERAL PLAN AMENDMENT No. GPA21-002/ZONE CHANGE No. ZC21-003/PLANNED DEVELOPMENT No. PD21-011/ DEVELOPMENT AGREEMENT No. DA21-001

**GENERAL PLAN AMENDMENT No. GPA21-002 / ZONE CHANGE No. ZC21-003 / PLANNED DEVELOPMENT No. PD21-001 / Development Agreement No. DA21-001 - University Community Plan Amendment & “Virginia Smith Trust Specific Plan” - Virginia Smith Trust-** A request to amend the University Community Plan (UCP) to: (1) modify the plan boundary removing approximately 468.7-acres owned by the University of California, Merced (UCM) and adding approximately 176.76 acres to encompass the full Virginia Smith Trust (VST) Specific Plan and reflect existing UCP area boundaries established by regional land use planning documents,(2) revise the plan policies to reflect current conditions, regulations, and best practices; and (3) amend the land use and circulation diagrams to reflect the land uses proposed within the VST Specific Plan and establish the alignment of Campus Parkway through the plan area to its ultimate connection to Bellevue Road to complete the eastern side of the Merced-Atwater perimeter expressway. Additionally, the project proposes 1) an update to the Circulation Element of the Merced County General Plan to include the revised alignment of Campus Parkway; 2) zoning amendments to establish the Virginia Smith Trust Specific Plan within the UCP area; and 3) a Development Agreement to establish vested rights and performance obligations for a 20-year term.

The properties are designated Multiple Use Urban Development in the Merced County General Plan and zoned A-1 (General Agricultural). The project site is located in unincorporated Merced County, northeast of the City of Merced, south of UC Merced, and within the City of Merced's sphere of influence. The proposed UCP Update area encompasses 1,841 and the VST property, which is the subject of the VST Specific Plan, encompasses the remaining 654 acres of the UCP area. The VST Specific Plan area is bounded generally by Lake Road to the west, UC Merced property (specifically the proposed UC Merced Campus Expansion Area) to the north, Cardella Road to the south, and the UCP area boundary to the east. **TSH**

**RECOMMENDATION(S):**

1. Open/Close the Public Hearing;
2. Adopt a resolution recommending the Board of Supervisors certify the Subsequent Environmental Impact Report and adopt the Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program; and,
3. Adopt a resolution recommending the Board of Supervisors adopt the resolution approving General Plan Amendment No. GPA21-002, amending the University Community Plan and establishing Planned Development No. PD21-001; and adopt the ordinance approving Zone Change No. ZC21-003 and Development Agreement No. DA21-001.

Documents:

[ITEM VI. A 2023.09.13 STAFF REPORT FINAL - VST.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
  - 11.I. MERCED PLANNING COMMISSION AGENDA 9/13/2023

Documents:

[PLANNING COMMISSION AGENDA 2023-SEPTEMBER-13.PDF](#)