

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, September 23, 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 9-9-20

Documents:

[DRAFT PC MINUTES 9-9-20.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. MINOR SUBDIVISION No. MS20-009

LEOPOLDO MENDOZA - A request to subdivide a 4.3 acre parcel into two parcels, each parcel resulting in 2.15 acres. The project site is located on the west side of North Feather Way, 425 feet south of West South Avenue in the Delhi area, identified as Assessor's Parcel Number (APN) 046-271-007. The property is designated Delhi Urban Community Plan – Agricultural Residential land use in the General Plan and is zoned R-R (Rural Residential). CEQA: Staff recommends that the Planning Commission determine that the project is exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines. **TSH**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine that the project is exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision No. MS20-009 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM A. MS20-009 - LEOPOLDO MENDOZA.PDF](#)

- 6.II. MINOR SUBDIVISION No. MS20-010

ROCKSHAR DAIRY - A request to subdivide a 526 acre parcel into 3 parcels and a remainder parcel, for estate planning purposes, with no homes proposed. The resulting parcel sizes would be: #1 = 152.57 acres, # 2 = 84.3 acres, # 3 = 80.27 acres, and the remainder parcel = 209.1 acres. The project site is located on the

south side of East Sandy Mush Road, 1.25 Miles west of South Bliss Road in the Merced area, identified as Assessor's Parcel Number (APN) 075-020-005. 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 determine that no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines. **TSH**

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 No. MS20-010 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM B. MS20-010 - ROCKSHAR DAIRY.PDF](#)

6.III. MINOR SUBDIVISION APPLICATION No. MS20-013

JONATHON RANKIN / SOHAN SAMRAN -A request to create a 5 acre homesite parcel from a portion of a 20.93 acre parcel and a portion of an adjacent 24 acre parcel and combine the remaining acreage to create a 40.08 acre parcel. The project is located at the southeast corner of S. Morley Avenue and E. Mission Avenue in the Le Grand area, identified as APN's: 067-010-037, 067-010-041 and 067-010- 042. 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 determine that no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines. **PN**

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. MS20-013 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM C. MS20-013 - JONATHON RANKIN-SOHAN SAMRAN.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 9-23-20

Documents:

[PLANNING COMMISSION 9-23-20.PDF](#)

