

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

4.I. MERCED PLANNING COMMISSION MEETING MINUTES 9/13/2023

Documents:

[2023-09-13 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. PD21-001/ DEVELOPMENT AGREEMENT No. DA21-001- UNIVERSITY COMMUNITY PLAN AMENDMENT & "VIRGINIA SMITH TRUST SPECIFIC PLAN"

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 project site is located in unincorporated Merced County, northeast of the City of Merced and within the City's Sphere of Influence (SOI), bounded by Lake Road on the west, University of California, Merced (UC Merced) property on the north, the Orchard Drive alignment (north of Cardella Road) and the Fairfield Canal (south of Cardella Road) on the east, and Yosemite Avenue on the south. 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. The project site is designated University and Multiple Use Urban Development in

the Merced County General Plan and zoned A-1 (General Agricultural). **TSH**

RECOMMENDATION(S):

1. Open/Close the Public Hearing;
2. Adopt a resolution recommending the Board of Supervisors adopt the resolution to adopt Development Agreement No. DA21-001.

Documents:

[ITEM VI. A 2023.09.27 PC PACKET - VST.PDF](#)

6.II. **ITEM VI. B GENERAL PLAN AMENDMENT No. GPA23-002 / ZONE CHANGE No. ZC23-002 / PLANNED DEVELOPMENT ZONE No. PD18-001 - "BRADBURY RANCH MASTER PLAN" – RBK DEVELOPMENT**

GENERAL PLAN AMENDMENT No. GPA23-002 / ZONE CHANGE No. ZC23-002 / PLANNED DEVELOPMENT ZONE No. PD18-001 "BRADBURY RANCH MASTER PLAN" - RBK DEVELOPMENT - A request to amend the Delhi

Community Plan and Merced County General Plan and change the zoning of approximately 273 acres, identified as the Bradbury Master Plan area in the Delhi Community Plan. The property is located on the north side of West North Avenue, approximately 270 feet west of North Vincent Rd, in the community of Delhi, and identified as Assessor's Parcel Numbers (APN) 046-030-006 to -008, 046-030-011, 46-030-013 to -015, 46-030--021 to -023, 011-120-002 to 011-120-003. The project site is designated Business Park (BP), Low Density Residential (LDR), Neighborhood Commercial (NC) and Medium Density Residential (MD) in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends the Planning Commission recommend the Board of Supervisors certify the Supplemental Environmental Impact Report (SEIR) and adopt the revised Mitigation Monitoring and Reporting Program (MMRP). **TSH**

RECOMMENDATION(S):

1. Open/Close the Public Hearing;
2. Recommend the Board of Supervisors certify the Supplemental Environmental Impact Report and adopt the revised Mitigation Monitoring and Reporting Program (MMRP); and,
3. Adopt a Resolution recommending the Board of Supervisors adopt a Resolution to Approve General Plan Amendment No. GPA23-002 and Planned Development Zone No. PD18-001, and adopt an Ordinance to Approve Zone Change No. ZC23-002.

Documents:

[ITEM VI. B 2023.09.27 PC PACKET - BRADBURY.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 9/27/2023

Documents:

[PLANNING COMMISSION AGENDA 2023-SEPTEMBER-27.PDF](#)