

Mark J. Hendrickson Hearing Officer 2222 "M" Street Merced, CA 95340  
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## **HEARING OFFICER AGENDA Regular Meeting**

**Monday, November 16, 2020 - 8:30 a.m**

Merced County Administration Building  
Development Resource Center, Second Floor 2222 M Street  
Merced, California 95340  
Phone: 209.385.7654 Fax: 209.726.1710

1. CALL TO ORDER

2. CITIZEN COMMUNICATIONS

Public opportunity to address the Hearing Officer on any item of interest over which the Planning Commission has jurisdiction that is not on the agenda

3. PUBLIC HEARING(S)

3.I. MINOR SUBDIVISION No. MS20-016

**LEROY / BANK OF AMERICA** - A request to divide a 246 acre parcel into two parcels resulting in parcel sizes of: Parcel 1 = 54 acres and a Remainder Parcel = 192 acres. The project site is located on the northwest corner of S. Palm Avenue and W. Hutchins Avenue, in the Dos Palos area, identified as Assessor's Parcel Number (APN) 085-270-007. The property is designated Agricultural land use and 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. MS20-016 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM A. MS20-016 - LEROY - BANK OF AMERICA.PDF](#)

4. HEARING OFFICER AGENDA

4.I. HEARING OFFICER AGENDA 111620

Documents:

[HEARING OFFICE AGENDA 111620.PDF](#)