

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, March 14, 2018 - 9:00 a.m

Merced County Administration Building
Board Chambers, 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
5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. MINOR SUBDIVISION APPLICATION MS18-001

Scott Wickstrom and Duane Wickstrom - A request to create a homesite parcel by removing a 4.3 acre portion of a 40.11 acre parcel and combine the remaining 35.8 acres with an abutting parcel, creating a 70.9 acre remainder parcel. The project site is located on the east and west sides of North Hultberg Road, 0.75 miles south of West Turner Avenue in the Hilmar area, and identified as Assessor's Parcel Numbers (APNs) 045-252-040, 045-252-039, and 045-252-042. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: No further environmental review is required in compliance with CEQA Guidelines Section 15162 – “Subsequent EIRs and Negative Declarations”. **MT**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine that no subsequent environmental review is required in compliance with 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 the CEQA Section 15162 Findings and Analysis prepared as an attachment to the Staff Report, and;
- 3) Ratify the Hearing Officer’s approval of Minor Subdivision Application No. MS18-001 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

ITEM A. MS18-001 - WICKSTROM.PDF

6.II. MINOR SUBDIVISION APPLICATION No. MS18-005

Edward Ellington - A request to divide a 39 acre parcel into 3 parcels and a remainder parcel, to provide homesite parcels for multiple family members. The resulting parcel sizes will be: Parcel 1 = 1 acre, Parcel 2 = 1.66 acre, Parcel 3 = 1 acre and a 35.9 acre Remainder Parcel. The project site is located on the south side

of West American Avenue, .25 mile west of North Golf Link Road, identified as Assessor's Parcel Number (APN) 045-160-060. The property is designated both Hilmar Urban Community - Low Density Residential and Neighborhood Commercial land use, and split-zoned R-1 (Single Family Residence) and C-1 (Neighborhood Commercial). CEQA: Project can be found exempt from CEQA under Section 15315 – "Minor Land Divisions". **TH**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine the application can be found exempt from CEQA under Section 15315 – "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision Application No. 18-005 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

ITEM C. MS18-005 EDWARD ELLINGTON.PDF

6.III. MINOR SUBDIVISION APPLICATION MS18-004

Steven Kashiwase - To re-subdivide a 75.5 Acre parcel, that currently straddles a road, resulting in parcel sizes of: Parcel 1 = 38 Acres and Parcel 2 = 37.5 Acres on property that is located at the northwest and northeast corners of North Shaffer Road and West Walnut Avenue in the Winton area, designated Agricultural land use and zoned A-1 (General Agricultural). CEQA: No further environmental review is required pursuant to CEQA Section 15162 – "Subsequent EIRs and Negative Declarations".

MT

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Determine that no subsequent environmental review is required in compliance with 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 the CEQA Section 15162 Findings and Analysis prepared as an attachment to the Staff Report, and;
- 3) Approve Minor Subdivision Application No. MS18-004 based on the findings included in the staff report and subject to the conditions of approval.

Documents:

ITEM B. MS18-014 - STEVEN KASHIWASE.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 03-14-18

Documents:

MARCH 14, 2018 PLANNING COMMISSION AGENDA.PDF