

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, October 24, 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 No. MS18-011

**Frank & Sheri Oliveira** - A request to section off a 5 acre homesite parcel from two parcels totaling 63 acres and combine the remaining 58 acres to two contiguous parcels to the south. The resulting parcels sizes are to be: Proposed Parcel 1 = 5 acres, Proposed Parcel 2= 50 acres, Proposed Parcel 3 = 50 acres. The project site is located on East Schmidt Road, 1,600 feet north of Fentem Road in the Gustine area, identified as Assessor's Parcel Numbers (APNs) 069-080-003, 069-090-001, 069-090-013, and 069-090-014. The property is designated Agricultural land use and zoned A-1 (General Agricultural). CEQA - No further environmental review is required pursuant to CEQA Section 15162 of the CEQA Guidelines - "Subsequent EIRs and Negative Declarations." **BG**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required pursuant to CEQA Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision No. MS18-011 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM A. MS18-011 - FRANK AND SHERI OLIVEIRA.PDF](#)

- 6.II. 9th EXTENSION No. Ext17-004 To MAJOR SUBDIVISION 01009
- "Saddle Brook"** - A request to extend for 1 year, the expiration date of the tentative map for Major Subdivision 01-009 From: December 17, 2017 To: December 17, 2018. The project site is located on the south side of West Olive Avenue, 550 feet east of North Jones Road, identified as Assessor's Parcel Number (APN) 146-030-028, in the Winton area. The property is designated Winton Urban Community - Agricultural Residential land use in the General Plan and zoned A-R (Agricultural-Residential). CEQA: No further environmental review is required pursuant to CEQA

Section 15162 of the CEQA Guidelines – “Subsequent EIRs and Negative Declarations.” **BG**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine the no further environmental review is required pursuant to CEQA Section 15162 “Subsequent EIRs and Negative Declarations” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT17-004 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B. 9TH EXT 17-004 TO MAS01-009 SADDLEBROOK.PDF](#)

6.III. 1st EXTENSION APPLICATION No. EXT18-007 To MINOR SUBDIVISION APPLICATION No. MS16-001

**Jadwinder Tung** - A request to extend the expiration date of the tentative map for Minor Subdivision No. MS16-001 for one year From: May 11, 2018 To: May 11, 2019. The project site is located on the north side of west Bloss Avenue, 1,800 feet east of north Lander Avenue, identified as Assessor’s Parcel Number (APN) 015-100-006. The property is designated Hilmar Urban Community- Low Density Residential land use in the General Plan and zoned R-1 (Single- Family Residential). CEQA: Project may be found exempt pursuant to CEQA Section 15315 of the CEQA Guidelines - “Minor Land Divisions.” **BG**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine the application can be found exempt from environmental review pursuant to CEQA Section 15315 “Minor Land Divisions” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT18-007 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM C. EXT18-007 TO MS16-001- TUNG.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 10-24-18

Documents:

[PLANNING COMMISSION AGENDA 10-24-18.PDF](#)