

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
 - 4.I. DRAFT PCMINUTES 021021

Documents:

[DRAFT MINUTES 021021.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. MINOR SUBDIVISION APPLICATION No. MS21-001

SKW & ASSOCIATES - A request to subdivide an 11.2 acre parcel into four parcels, resulting in parcel sizes of: Parcel 1, 2 & 4 = 2.86 acres and Parcel 3 = 2.85 acres. The project site is located on the northwest corner of E. Gerard Avenue and S. Henry Street, in the Merced Urban Community area, identified as Assessor's Parcel Number (APN) 259-150-037. The property is designated Industrial Reserve land use in the General Plan and is zoned M-2 (General Manufacturing). 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. **MM**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine that the project can be found exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision No. MS21-001 based on the findings identified in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. MS21-001 - SKW AND ASSOCIATES.PDF](#)

6.II. MINOR SUBDIVISION APPLICATION No. MS21-002

GRISSOM FAMILY LAND & CATTLE - A request to subdivide a 40 gross acre parcel into two (2) 20 gross acre parcels. The project site is located at the northwest corner of N. Kilroy Road and W. Turner Avenue, in the Hilmar area, identified as Assessor's Parcel Number (APN) 045-261-002. 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 the project is exempt from environmental review pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines. **MM**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine that the project can be found exempt from environmental review pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision No. MS21-002 based on the findings identified in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM B. MS21-002 - GRISSOM FAMILY LAND AND CATTLE.PDF](#)

6.III. GENERAL PLAN TEXT AMENDMENT NO. GPTA16-004, ZONE CHANGE NO. ZC16-003, AND COMMUNITY PLAN NO. CP16-003

MERCED COUNTY – Consideration of recommended action for the Board of Supervisors regarding the proposed updated Winton Community Plan, amendment of the Merced County General Plan, related rezones, and Final Environmental Impact Report. The unincorporated community of Winton is located in the northwest sector of Merced County, approximately eight miles northwest of the City of Merced and just north of the City of Atwater.

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Recommend the Board of Supervisors approve the Winton Water and Sanitary District, Wastewater Collection and Water Distribution System Study (June 2020);
- 3) Recommend the Board of Supervisors certify the Final Environmental Impact Report (FEIR) and adopt the CEQA Findings of Fact, the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program;
- 4) Recommend the Board of Supervisors adopt the resolution adopting the Winton Community Plan Update, Community Plan No. CP16-003 and General Plan Text Amendment No. GPTA16-004 based on the findings stated in the staff report; and,
- 5) Recommend the Board of Supervisors adopt the ordinance approving Zone Change No. ZC16-003 based on the findings stated in the staff report.

Documents:

[ITEM C. GPTA16-004, ZC16-003, CP16-003-MERCED COUNTY.PDF](#)
[EXHIBIT A. WINTON COMMUNITY PLAN FEBRUARY 2021.PDF](#)
[EXHIBIT B. PROPOSED WINTON CP BOUNDRIES.PDF](#)
[EXHIBIT C. PROPOSED WINTON CP LAND USE MAP.PDF](#)
[EXHIBIT D. PROPOSED WINTON CP ZONING MAP.PDF](#)
[EXHIBIT E. WINTON CPU DRAFT EIR.PDF](#)
[EXHIBIT F. WINTON CPU FINAL EIR.PDF](#)
[EXHIBIT G. WINTON CEQA FINDINGS FINAL MAR 1 2021.PDF](#)

7. COMMISSION ACTION ITEM(S)

7.I. 2020 GENERAL PLAN PROGRESS REPORT

Review the 2020 General Plan Annual Progress Report and direct staff to present the report to the Board of Supervisors

Documents:

[GP ANNUAL PROGRESS REPORT 2020 - PC STAFF REPORT.PDF](#)
[2020 GENERAL PLAN PROGRESS REPORT.PDF](#)

8. DIRECTOR'S REPORT

9. COMMISSIONER'S COMMENT

10. ADJOURNMENT

11. PRINTABLE (PDF) AGENDA

11.I. PLANNING COMMISSION AGENDA 03.10.21

Documents:

[PLANNING COMMISSION AGENDA 031021.PDF](#)