

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
 - 4.I. MERCED PLANNING COMMISSION MEETING MINUTES 5/10/2023

Documents:

[2023-05-10 PLANNING COMMISSION MINUTES ROUGH DRAFT.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. ITEM VI. A MINOR SUBDIVISION No. MS22-006-FERNANDO ALVAREZ

MINOR SUBDIVISION No. MS22-006 - FERNANDO ALVAREZ - A request to subdivide a 4.60-acre parcel into three (3) parcels, resulting in parcel sizes of Parcel 1 = 1.00 acre, Parcel 2 = 1.03 acres and Parcel 3 = 2.31 acres. The project site is located on the north east side of North Petaluma Ave, approximately 600 feet south of West South Avenue in the Delhi area, also identified as Assessor's Parcel Number (APN) 046-273-005. The property is designated Agricultural Residential land use in the General Plan and Delhi Community Plan and zoned R- R (Rural Residential). CEQA: Staff recommends that the Planning Commission find the project categorically exempt from environmental review pursuant to Section 15315 ("Minor Land Divisions") of the CEQA Guidelines. **BG**

RECOMMENDATION(S):

1. Open/close the public hearing;
2. Find the project categorically exempt from environmental review pursuant to Section 15315 ("Minor Land Divisions") of the CEQA Guidelines; and,
3. Approve Minor Subdivision No. MS22-006 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM VI. A PC PACKET MS22-006.PDF](#)

6.I.i. ITEM VI. B MINOR SUBDIVISION No. MS23-001- J R DEVELOPMENT ENTERPRISES

MINOR SUBDIVISION No MS23-001 - J R DEVELOPMENT ENTERPRISES

- A request to subdivide two (2) parcels totaling 11.3 acres into three (3) parcels, resulting in parcel sizes of Parcel 1 = 9.75 acres, Parcel 2 = 0.97 acres and Parcel 3 = 0.58 acres. The project site is located on the north side of West First Street, 345 feet east of North Lander Avenue, identified as Assessor's Parcel Numbers

(APN's) 015-150-023 and 015-150-024. The project site is mostly designated Mixed Use land use in the General Plan and Hilmar Community Plan and mostly zoned C-2 (General Commercial). CEQA: Staff recommends that the Planning Commission find the project categorically exempt from environmental review pursuant to Section 15315 ("Minor Land Divisions") of the CEQA Guidelines. **BG**

RECOMMENDATION(S):

1. Open/close the public hearing;
2. Find the project categorically exempt from environmental review pursuant to Section 15315 ("Minor Land Divisions") of the CEQA Guidelines; and,
3. Approve Minor Subdivision No. MS23-001 based on the findings and subject to the recommended conditions of approval.

Documents:

[VI. ITEM B - PC PACKET - MS23-001.PDF](#)

7. COMMISSION ACTION ITEM(S)

7.I. ITEM VII. A. COMMISSION ACTION ITEM(S)

- A. Receive a presentation on the Virginia Smith Trust Specific Plan (VST) and University Community Plan (UCP) Amendment. The University Community Plan area is located in unincorporated Merced County, northeast of the City of Merced, south of UC Merced, and within the City of Merced's sphere of influence. The proposed UCP Update area encompasses 1,841 acres and includes two properties: the Hunt and VST properties. The Hunt property, referred to as UCP South in the Adopted UCP, includes approximately 1,187 acres of land south of UC Merced. The Hunt property is generally bounded by Lake Road on the west, Cardella Road to the north, Fairfield Canal to the east, and Yosemite Road to 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 on the west, UC Merced property (specifically the proposed UC Merced Campus Expansion Area) to the north, Cardella Road on the south, and the Orchard Drive alignment on the east.

8. DIRECTOR'S REPORT

9. COMMISSIONER'S COMMENT

10. ADJOURNMENT

11. PRINTABLE (PDF) AGENDA

11.I. MERCED PLANNING COMMISSION AGENDA 6/14/2023

Documents:

[PLANNING COMMISSION AGENDA 2023-JUNE-14.PDF](#)