

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
  - 4.I. MERCED PLANNING COMMISSION MEETING MINUTES 6/14/2023

Documents:

[2023-06-14 PLANNING COMMISSION MINUTES ROUGH DRAFT.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. VI. ITEM A. MINOR SUBDIVISION No. MS23-004-NORBERT SOUZA

**MINOR SUBDIVISION APPLICATION No. MS23-004- Norbert Souza** - A

request to divide 4 parcels totaling 174.8 acres into 2 parcels, resulting in parcel sizes of Parcel 1 = 87.4 acres and Parcel 2 = 87.4 acres. The property is at the Northwest corner of South Ingomar Road and West Cottonwood Road in the Gustine area and identified as Assessor's Parcel Numbers 063-260-005, 063-260-019, 063-260-020, and 063-260-024. The project site is designated Agricultural land use in the General plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends the Planning Commission determine that no further environmental review is required pursuant to Section 15162 ("Subsequent EIRs and Negative Declarations") of the CEQA Guidelines. **VBD**

**RECOMMENDATION(S):**

1. Open/close the Public Hearing;
2. Determine that no further environmental review is required pursuant to Section 15162 ("Subsequent EIRs and Negative Declarations") of the CEQA Guidelines; and,
3. Approve Minor Subdivision No. MS23-004 based on the findings identified and subject to the recommended conditions of approval.

Documents:

[VI. ITEM A. PC PACKET- MS23-004.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA

11.I. MERCED PLANNING COMMISSION AGENDA 6/28/2023

Documents:

[PLANNING COMMISSION AGENDA 2023-JUNE-28.PDF](#)