

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
  - 4.I. MERCED PLANNING COMMISSION MEETING MINUTES 6/28/2023

Documents:

[2023-06-28 PLANNING COMMISSION MINUTES ROUGH DRAFT.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
  - 6.I. VI. ITEM A. EXTENSION APPLICATION No. EXT23-002 TO MAJOR SUBDIVISION No. MAS13-002-BHUPINDER SAHOTA "FLEMING HILLS"-4TH EXTENSION  
**EXTENSION APPLICATION No. EXT23-002 to MAJOR SUBDIVISION No. MAS13-002 - BHUPINDER SAHOTA "FLEMING HILLS" - 4th EXTENSION -**  
A request to extend the expiration date of the tentative map for Major Subdivision No. MAS13-002 by two (2) years, from April 24, 2023 to April 25, 2025, pursuant to Merced County Code (MCC) Sections 17.08.030 and 18.130.080. MAS13-002 ("Fleming Hills") is a 24-lot residential subdivision, each lot being at least 1 acre in size. The project site is located at the southwest corner of West Fleming Road and North Herrod Avenue in the Atwater area, identified as Assessor Parcel Number (APN) 207-081-009. The project site is designated Atwater Rural Residential Center land use in the General Plan and zoned R-R (Rural Residential). CEQA: Staff recommends the Planning Commission find that no further environmental review is required pursuant to Section 15162 ("Subsequent EIRs and Negative Declarations") of the CEQA Guidelines. **VR**

**RECOMMENDATION(S):**

1. Open/close the public hearing;
2. Determine no further environmental review is required pursuant to Section 15162 ("Subsequent EIRs and Negative Declarations") of the CEQA Guidelines; and,
3. Approve Extension Application No. EXT23-002 based on the findings included in the staff report.

Documents:

[VI. ITEM A. PC PACKET-EXT23-002.PDF](#)

- 6.I.i. VI. ITEM B. GENERAL PLAN AMENDMENT No. GPA21-002/ ZONE CHANGE No. ZC21-003/ PLANNED DEVELOPMENT No. PD21-001

**GENERAL PLAN AMENDMENT No. GPA21-002 / ZONE CHANGE No. ZC21-003 / PLANNED DEVELOPMENT No. PD21-001** - University Community Plan Amendment & “Virginia Smith Trust Specific Plan” - Virginia Smith Trust - A request to amend the University Community Plan (UCP) to (1) modify the plan boundary removing 468.7-acres owned by the University of California, Merced (UCM) and add 176.76-acres to encompass the full Virginia Smith Trust (VST) Specific Plan, (2) revise the policy plan to reflect current conditions, regulations, and best practices; and (3) amend the land use and circulation diagram to reflect the land uses proposed within the VST Specific Plan and establish the alignment of Campus Parkway through the plan area to its ultimate connection to Bellevue Road to complete the eastern side of the Merced-Atwater perimeter expressway. Additionally, the project would result in an update to the Circulation Element of the General Plan to include the revised alignment of Campus Parkway, both within and outside of the UCP. The amendment would reduce the buildout of the UCP and reduce the number of dwelling units from 11,616 to 9,680 and the square footage of non-residential development from 2,022,900 square feet to 1,246,150 square feet. The project site 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 Avenue 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.

**RECOMMENDATION(S):**

1. Open the Public Hearing and receive public comment on General Plan Amendment No. GPA21-002 / Zone Change No. ZC21-003 / Planned Development No. PD21-001 - University Community Plan Amendment & “Virginia Smith Trust Specific Plan”; and
2. Close the Public Hearing.

Documents:

[VI. ITEM B. PC PACKET-GPA21-002-ZC21-003 VST.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 7/12/2023

Documents:

[PLANNING COMMISSION AGENDA 2023-JULY-12.PDF](#)