

HEARING OFFICER AGENDA Regular Meeting

Monday, August 24, 2020 - 9:00 a.m

Merced County Administration Building
Development Resource Center, Second Floor 2222 M Street
Merced, California 95340
Phone: 209.385.7654 Fax: 209.726.1710

1. CALL TO ORDER

2. CITIZEN COMMUNICATIONS

Public opportunity to address the Hearing Officer on any item of interest over which the Planning Commission has jurisdiction that is not on the agenda

3. PUBLIC HEARING(S)

3.I. MINOR SUBDIVISION No. MS20-005

DILLON & MURPHY - A request to subdivide three parcels (totaling in 798 acres) into four parcels to align property lines with an existing creek, resulting in the proposed parcel sizes: Parcel 1 = 165 acres, Parcel 2 = 160 acres, Parcel 3 = 195 acres, and Parcel 4 = 278 acres. The project site is located on the north side of West Monte Vista Avenue, east of North Bledsoe Road in the Denair area, identified as Assessor's Parcel Numbers (APN's): 042-020-022, 042-020-023, and 042-020-024. The property is designated Agricultural land use in the General Plan and is zoned A-2 (Exclusive Agricultural). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines – "Minor Land Divisions." **TSH**

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 Application No. MS20-005 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. MS20-005 DILLON MURPHY.PDF](#)

4. HEARING OFFICER AGENDA

4.I. Hearing Officer Agenda

Documents:

[AUGUST 24, 2020 HEARING OFFICER AGENDA.PDF](#)