

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, June 12, 2019 - 9:00 a.m**

Merced County Administration Building

Board Room, Third Floor 2222 M Street

Merced, California 95340

Phone: 209.385.7654 Fax: 209.726.1710

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
  - 4.I. DRAFT PC MINUTES 05-22-19

Documents:

[DRAFT PC MINUTES 05-22-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
  - 6.I. MINOR SUBDIVISION APPLICATION No. MS19-007

**Janice Freitas/Edie Lough** - A request to divide a 3.62 Acre parcel into 2 parcels, resulting in parcel sizes of : Parcel 1 = 1.81 Acres and Parcel 2 = 1.81 Acres. The project site is located on the west side of N. Buhach Road, approximately 400 Feet south of W. Mulberry Avenue, identified as Assessor's Parcel Number (APN) 207-130-020. The property is designated McSwain Rural Residential Center land use in the General Plan and is zoned A-R (Agricultural-Residential). 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." **PN**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15315- "Minor Land Divisions" of the CEQA guidelines; and,
- 3) Approve MS19-007 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM A. MS19-007 JANICE FREITAS - EDIE LOUGH.PDF](#)

- 6.II. ADOPTION OF RESOLUTION FOR FINDINGS FOR VESTED RIGHTS DETERMINATION
- Kelsey Ranch LP** – Adoption of the Resolution of Findings for the Vested Rights

determination of mining rights on approximately 810 acres of land, generally located on the north side of Merced Falls Road, 2.5 miles east of La Grange Road in the Snelling area, identified as APN's: 043-150-001, 043-150-004, 043-010-007 and 043-160-028. The project site is designated Foothill Pasture in the General Plan and zoned A-2 (Exclusive Agricultural). CEQA: Vested Rights Determinations are not considered a project as defined by Section 15378 of the CEQA Guidelines. **BG**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing; and,
- 2) Adopt the Resolution of Findings for the determination of Vested Rights made by the Planning Commission on May 22, 2019 for the Kelsey Ranch LP Mine.

Documents:

[ITEM B. MERCED RIVER MINING - KELSEY RESOLUTION.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
  - 11.I. PLANNING COMMISSION AGENDA 06-12-19

Documents:

[PLANNING COMMISSION AGENDA 6-12-19.PDF](#)