

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, January 13, 2021 - 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 11-04-20

Documents:

[DRAFT PC MINUTES 110420.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. MINOR SUBDIVISION APPLICATION No. MS20-019

GRISSOM FAMILY LAND & CATTLE – A request to divide an approximate 371 acre parcel into 2 parcels, resulting in parcel sizes of: Parcel 1 = 193 acres and a Remainder Parcel of 178 acres, on property generally located southeast of the intersection of Arburua Road and Angustura Road in the Los Banos area, identified as Assessor’s Parcel Number (APN) 090-020-013. The property is designated Foothill Pasture land use in the General Plan and is zoned A-2 (Exclusive Agricultural). CEQA: Staff recommends that the Planning Commission determine that no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" and Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA guidelines. **DL**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Find that the project meets the requirements of CEQA guidelines Section 15183 – “Projects Consistent with a Community Plan or Zoning.”;
- 3) Determine no further environmental review is required pursuant to Section 15162 – “Subsequent EIRs and Negative Declarations” of the CEQA guidelines; and,
- 4) Approve Minor Subdivision Application No. MS20-019 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. MS20-019 - GRISSOM FAMILY LAND AND CATTLE.PDF](#)

- 6.II. ZONE VARIANCE APPLICATION No. ZV20-002 / MINOR SUBDIVISION APPLICATION

No. MS20-018

ADAN PEREZ - A request to vary from the minimum A-1 (General Agricultural) zone parcel size and divide an 8.5 acre parcel into two parcels, resulting in parcel sizes of: Parcel 1 = 2.85 acres and Parcel 2 = 5.63 acres. The project site is located on the south side of W. Peach Avenue, 640 feet west of N. Robin Avenue in the Livingston area, identified as Assessor's Parcel Number (APN) 047-240-017. The property is designated Agricultural land use and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission determine that no further environmental review is required pursuant to section 15162 – “Subsequent EIRs and Negative Declarations” of the CEQA Guidelines based on the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Section 15162 Findings and Analysis. **BP**

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 based on the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Section 15162 Findings and Analysis;
- 3) Consider Zone Variance Application No. ZV20-002 and either: determine that the project meets the required findings for variance based on the findings in the staff report and approve Zone Variance Application No. ZV20-002; OR determine that the project does not meet the required findings for variance and deny Zone Variance Application No. ZV20-002; and,
- 4) If the Planning Commission approves Zone Variance Application No. ZV20-002, approve Minor Subdivision Application No. MS20-018 based on the applicable findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM B. ZV20-002 - MS20-018 - ADAN PEREZ.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 01-13-21

Documents:

[PLANNING COMMISSION AGENDA 01.13.21.PDF](#)