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Hearing Officer
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HEARING OFFICER AGENDA

Regular Meeting

Monday, August 9, 2021 - 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 APPLICATION No. MS21-007

RICHARD HAVEL - A request to subdivide a 4.88 acre parcel into four parcels, resulting in proposed net parcel sizes of: Parcel 1 = 1.15 acres, Parcel 2 = 1.03 acres, Parcel 3 = 1.02 acres, and Parcel 4 = 1.29 acres. The project site is located on the north side of W. Highway 140, 0.4 miles east of N. Quinley Avenue, identified as Assessor's Parcel Number (APN) 215-010-016. The property is designated Atwater Rural Residential Center - Agricultural-Residential land use and zoned R-R (Rural Residential). CEQA: Staff recommends that the Hearing Officer find that the project is exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines. **MM**

RECOMMENDATION(S):

- 1) Open/close the 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. MS21-007 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[AGENDA ITEM A. MS21-007 RICHARD HAVEL.PDF](#)

3.II. MINOR SUBDIVISION No. MS21-013

RAYMOND AND SHERI MACIEL, TRUSTEES - A request to divide two parcels totaling 79.27 acres into three parcels, resulting in parcel sizes of: Parcel 1 =

28.33 acres, Parcel 2 = 22.86 acres, and Parcel 3 = 28.08 acres. The project site is located on the northwest corner of N. Faith Home Road and W. Swenson Road in the Hilmar area, identified as Assessor's Parcel Numbers (APNs) 045-050-035 and 045-050-036. The property is designated Agricultural land use and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Hearing Officer determine that no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines. **PN**

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; and,
- 3) Approve Minor Subdivision Application No. MS21-013 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[AGENDA ITEM B. MS21-013 RAYMOND AND SHERI MACIEL, TRUSTEES.PDF](#)

4. HEARING OFFICER AGENDA

4.I. Hearing Officer Agenda 08-09-21

Documents:

[HEARING OFFICER AGENDA 080921.PDF](#)