

PLANNING COMMISSION MEMBERS

Fernando Aguilera District 1
Robert Acheson District 2 (Vice Chairperson)
Jack Mobley District 3
Kurt Spycher District 4 (Chairperson)
Mark Erreca District 5
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AGENDA
PLANNING COMMISSION

Regular Meeting

Wednesday, August 25, 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 7-28-21

Documents:

[DRAFT MINUTES 072821.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
 - 6.I. MINOR SUBDIVISION APPLICATION No. MS20-017 AND MINOR DEVIATION No. MD20-003
GOULARTE - A request to divide a 70.5 acre parcel into 3 parcels resulting in parcel sizes of: Parcel 1 = 21.52 acres, Parcel 2 = 20.95 acres and Parcel 3 = 30.00 acres; and a request for a Minor Deviation to allow the house on created Parcel No. 1 to have a 13.7 foot side yard setback in lieu of the required 15 foot side yard setback, and to allow an exception to the Agricultural Setback requirement for created parcels per Zoning Code Section 18.10.040 M. 1 (a) (2). The project site is located at the southwest corner of West Gun Club Road and South Hunt Road in the Gustine area,

identified as Assessor's Parcel Number (APN) 063-190-026. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines – “Subsequent EIRs and Negative Declarations.” **DL**

RECOMMENDATION(S):

- 1)Open/Close the public hearing;
- 2)Determine that no subsequent environmental review is required in compliance with Section 15162 “Subsequent EIRs and Negative Declarations” of the CEQA Guidelines based upon the analysis in the 2030 Merced County General Plan Program Environmental Impact Report; and,
- 3)Approve Minor Subdivision Application No. MS20-017 and Minor Deviation No. MD20-003 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[AGENDA ITEM A. MS20-017 AND MD20-003 GOULARTE.PDF](#)

6.II. MINOR SUBDIVISION No. MS21-010

MARGARET TUFT - A request to divide a 184.35 acre parcel into 3 parcels, resulting in parcel sizes of: Parcel 1 = 33.03 acres, Parcel 2 = 61.44 acres, and Parcel 3 = 89.89 acres. The project site is located on the north side of W. Lincoln Road, approximately 1,800 feet west of Highway 59 in the El Nido area, identified as Assessor's Parcel Numbers (APNs) 074-110-045, 074-110-046 and 074-110-047. 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. **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. MS21-010 based on the findings

identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[AGENDA ITEM B. MS21-010 MARGARET TUFT.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 8-25-21

Documents:

[082521.PDF](#)