



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

William Nicholson
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**PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 9, 2003, 9:00 A.M.
2222 "M" STREET, BOARD ROOM, THIRD FLOOR,
MERCED, CALIFORNIA**

I. CALL MEETING TO ORDER

II. ROLL CALL OF COMMISSIONERS

Larry Whitney; Kimberly Clauss; Steve Sloan, Chairman; Lynn Tanner; David Wager.

III. APPROVAL OR MINUTES

IV. CITIZEN COMMUNICATIONS

Public opportunity to address the Planning Commission on items of interest over which the Planning Commission has jurisdiction.

SPEAKERS

If you would like to address the Planning Commission on any item on the agenda, please pick up a 3" x 5" card in the foyer, fill it out with your name, address, and item you wish to speak on, and give it to someone at the staff table (to the left of the podium) prior to speaking.

V. PUBLIC HEARING

- A. ADMINISTRATIVE PERMIT NO. 00044 – Bonanza Enterprises** – To consider revocation of a permit for an existing pheasant operation for failing to comply with previous conditions of approval on property located on the south side of Bloss Avenue approximately ¼ mile west of Golf Links Rd., east of the unincorporated community of Hilmar, designated as Agricultural in the Merced County General Plan and zoned A-1 (General Agricultural). (17.2 acres) **TO CONSIDER REVOCATION OR MODIFICATION OF THE USE. Project Planner Robert King. Project Planner Robert King. Continued from the February 5, 2003 meeting.**

STRIVING FOR EXCELLENCE

B. ZONE VARIANCE APPLICATION NO. 03001 AND MINOR SUBDIVISION APPLICATION NO. 03003 - David Reece - To vary from the minimum 20-acre parcel size in the A-1 (General Agricultural) zone and to divide a 11.2-acre parcel of land into two parcels: Parcel 1 = 1.7 acres and Parcel 2 = 9.50 acres, on property located on the north side of Bradbury Road and 1,000 feet east of Pepper Street in the Ballico area. The property is designated as Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION.**
Project Planner Sean Purciel

C. ADMINISTRATIVE PERMIT APPLICATION No. 02127 - Taurino Tejada - To allow a second and third residence for family members and to legalize an existing goat dairy for a property located on the northeast corner of Nelander Avenue and Fourth Avenue in the Stevinson area, designated Agricultural land use in the General Plan. The Zone is A-1 (General Agriculture)(32.3 acres). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION.** Project Planner Mark Hamilton

VI. CORRESPONDENCE

None

VII. GENERAL BUSINESS

Study Session on the Bettencourt Ranch Aggregate Mine Draft EIR (CUP 01019). Receive presentation from consultants and receive public comment.

VIII. DIRECTOR'S REPORT

None

IX. ADJOURNMENT

APPEALS

Any person may appeal any action of the Planning Director or Planning Commission within five (5) calendar days after the day the action is made. [Within ten (10) calendar days of action on subdivisions]. The deadline for appeals of Planning Commission actions, excluding subdivisions, is 5:00 p.m. on the Monday following the Planning Commission meeting. Please note that appeals may not be submitted on days that the County is officially closed.

Appeals of Planning Director's actions may be filed with the Planning Department and appeals of Planning Commission actions may be filed with the Clerk of the Board of Supervisors. Appeals must state appellant's name, action appealed and reasons for appeal. A filing fee set by Resolution of the Board of Supervisors must be submitted with the written appeal.

MERCED COUNTY PLANNING COMMISSION

MINUTES FOR MEETING OF APRIL 9, 2003

A recording on tape and original minutes (for reference purposes only) of the Merced County Planning Commission meeting of April 9, 2003, are available in the Merced County Planning and Community Development Department, 2222 "M" Street, Second Floor, Merced, California.

I. CALL MEETING TO ORDER

The regularly scheduled meeting of the Merced County Planning Commission was called to order at 9:00 a.m., on April 9, 2003, in the Board Chambers located at 2222 "M" Street, Third Floor, Merced, California.

II. ROLL CALL OF COMMISSIONERS

Lynn Tanner opened up the meeting at 9:00 a.m. Planning Director William Nicholson did the roll call and Chairman Sloan, Commissioner Whitney and Commissioner Wager were absent and excused from the meeting. Mr. Nicholson explained that a Planning Commission meeting requires at least 3 Commissioners to be present to have a quorum. Therefore the Planning Commission agenda of April 9, 2003 will be adjourned one month from now to the May 14, 2003 Planning Commission Meeting, and all public hearing items will be renoticed and advertised. The study session on the Bettencourt Ranch Aggregate Mine Draft EIR (CUP 01019) will also be continued to May 14, 2003.