



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

William Nicholson
Director

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**PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 8, 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 OF 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. 1ST MODIFICATION NO. 03017 TO MAJOR SUBDIVISION NO. 99009 - Sahota Brother Clinton - To remove condition of approval No. 16 requiring a signature block for Merced Irrigation District on the Final Map. The project site is a 26 one-acre lot subdivision located on the east side of Franklin Road and one quarter mile north of Dan Ward Road, designated as Franklin-Beachwood Rural Residential Center Agricultural Residential land use in the General Plan and zoned A-R (Agricultural Residential). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Continued from the September 10, 2003 meeting. Project Planner Dan Skidmore**

B. ADMINISTRATIVE PERMIT APPLICATION NO. 03013 – Harold Alexander – To consider raising chickens (" 150 roosters and hens) on property located on the north side of Carmellia Avenue approximately 1/10 mile east of Center Avenue in the Dos Palos area which is designated as Agricultural land use in the General Plan. The zone is A-1 (General Agricultural) (.59 acres). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Continued from the September 10, 2003 meeting. Project Planner Robert King**

STRIVING FOR EXCELLENCE

- C. **MINOR SUBDIVISION APPLICATION NO. 03059 - Thompson / Silva** - To subdivide an 80 acre parcel into four 20 acre parcels. The property is located northwest of the corner of Cortez Avenue and Harding Road in the Hilmar area on land designated as Agricultural in the General Plan and zoned A-1. (General Agricultural). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Dan Skidmore**

- D. **MINOR SUBDIVISION APPLICATION NO. 03046– James Buttrey** – To divide a 39.6 acre parcel into two parcels: Parcel 1 = 20.24 acres and Parcel 2 = 19.34 net acres. The property is located on the north side of Olive Avenue and the corner of Arboleda Drive and 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 James Holland**

- E. **MINOR SUBDIVISION APPLICATION NO. 03053 - Nirvair Samra** - To divide a 42.9 acre parcel of land into two parcels: Parcel 1 = 20 Acres and Parcel 2 = 22.9 Acres. The property is located north side of Harding Road and 810 feet east of Vincent Road in the Turlock area. The subject 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 Renee Foster**

VI. **CORRESPONDENCE**

None

VII. **GENERAL BUSINESS**

None

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 OCTOBER 8, 2003

A recording on tape and original minutes (for reference purposes only) of the Merced County Planning Commission meeting of October 8, 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 9:14 a.m., on October 8, 2003, in the Board Chambers located at 2222 "M" Street, Third Floor, Merced, California.

II. ROLL CALL OF COMMISSIONERS

Commissioners Present: Commissioner Larry Whitney
 Commissioner Kimberly Clauss
 Commissioner Steve Sloan-Chairman
 Commissioner Lynn Tanner
 Commissioner David Wager

Staff Present: William R. Nicholson, Planning and Community Development
 Director
 Desmond Johnston, Deputy Director
 Kim Lewallen, Recording Secretary
 Robert King, Planner III
 James Holland, Planner III
 Renee Foster, Planner I

Legal Staff: James Tarhalla, Deputy County Counsel

Commissioners Absent: None

III. APPROVAL OF MINUTES

M/S WHITNEY - CLAUSS, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION APPROVED THE MINUTES OF SEPTEMBER 24, 2003.

IV. CITIZEN COMMUNICATIONS

None

V. PUBLIC HEARINGS

A. 1ST MODIFICATION NO. 03017 TO MAJOR SUBDIVISION NO. 99009 - Sahota Brother Clinton - To remove condition of approval No. 16 requiring a signature block for Merced Irrigation District on the Final Map. The project site is a 26 one-acre lot subdivision located on the east side of Franklin Road and one quarter mile north of Dan Ward Road, designated as Franklin-Beachwood Rural Residential Center Agricultural Residential land use in the General Plan and zoned A-R (Agricultural Residential). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Continued from the September 10, 2003 meeting. Project Planner Dan Skidmore**

This project has been cancelled and the applicant has withdrawn the application.

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- B. ADMINISTRATIVE PERMIT APPLICATION NO. 03013 – Harold Alexander – To consider raising chickens (" 150 roosters and hens) on property located on the north side of Carmellia Avenue approximately 1/10 mile east of Center Avenue in the Dos Palos area which is designated as Agricultural land use in the General Plan. The zone is A-1 (General Agricultural) (.59 acres). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Continued from the September 10, 2003 meeting. Project Planner Robert King****

Planner Robert King presented the Staff Report and Recommendation dated October 8, 2003.

The public hearing opened at 9:21a.m.

Mike Smith, CCPS, has concerns with the conditions and doesn't feel that this application needs to be heard before the Planning Commission. Planner Robert King indicated that there are more than 2 roosters on the property; therefore the application must go before the Commission.

Bill Nicholson, Planning Director, indicated if this application is approved then modifications need to be made to two of the conditions regarding the amount of hens on the property.

Harold Alexander, applicant, passed out letters with signatures in support of his application. He indicated this his hens are champion hens. He has lived on the property for 13 years. Sheriff's have been on his property a few times and none of them ever expressed any concern about the roosters or chickens. He asked the Commission to allow him to raise these chickens. He stated that there is no cock fighting going on at his property whatsoever. Chairman Sloan asked Mr. Alexander how many chickens and roosters does he want to have? Mr. Alexander responded 216 roosters and chickens total. Commissioner Wager stated that the ideal amount for poultry is 5 hens to every 2 roosters.

Leon Martinez, Code Compliance Manager, indicated that he has visited the site, but it has been some time since then. He stated that some of the hens were tethered or isolated and there was manure all over the back yard. He feels that the lot is too small for housing all his chickens & roosters. He stated that Mr. Alexander did not want the Code Enforcement officers on his property and there were threats of the County being sued by Mr. Alexander.

Steve Hamilton, County Public Works/Road Division, stated that the County asked for a dedication along the front of the property. Commissioner Wager asked what the reason is for the 10ft. dedication. Mr. Hamilton responded that an ordinance is in place for utilities. The utilities need a 30 feet right-of-way, so the utilities will be placed on the last three feet of the right-of-way. There will be a good 15 foot clearance from the power poles.

The public hearing closed at 9:48 a.m.

Commissioner Wager asked if the well on the site is not being used? Planner King responded yes. Commissioner Wager stated that this operation is efficient. He didn't see any attached letters from neighbors opposing the project. His recommendation is 2 roosters for every 5 hens. Commissioner Tanner feels that this is a good

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operation, but he has a problem with the location. He can go along with the 60 roosters. Commissioner Clauss also has a problem with the site with the backyard being so small for that many roosters in a small area. She is not in favor of how it stands right now. Commissioner Whitney feels it's a good operation, but his problem is with the applicant not letting the County Code Enforcers on to his property so they can check the property for an annual inspection. He can't support it because of the enforcement problems.

Mr. Alexander stated that that took place 18 months ago. He feels they threatened him with a \$46/hour fee for their inspections. He has no problem with complying to the conditions.

MOTION: M/S WAGER - TANNER, AND UNANIMOUSLY CARRIED, THE PLANNING COMMISSION EXEMPTS ADMINISTRATIVE PERMIT APPLICATION NO. 03013, FROM CEQA.

MOTION: M/S WAGER - TANNER, AND CARRIED BY A VOTE OF 4 - 1, NAY BY COMMISSIONER CLAUSS, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATION DATED OCTOBER 8, 2003, AND MAKES THE 10 FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 10 FINDINGS, APPROVES ADMINISTRATIVE PERMIT APPLICATION NO. 03013 SUBJECT TO THE 9 CONDITIONS WITH MODIFICATIONS TO CONDITION #1 AND CONDITION #5 AS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

1. Administrative Permit Application No. 03013 is approved to keep a maximum of 60 roosters and 150 hens on the property, for a total of 210 chickens.
2. The owners shall dedicate 10 feet of right of way for road purposes along the entire Carmellia Avenue frontage within 60 days of project approval or issuance of any building permit, whichever comes first.
3. The well on site shall be either removed or placed back into service as per the requirements and permits of the Merced County Environmental Health Division to their satisfaction within 60 days of project approval.
4. The applicant shall comply with **Merced County Poultry Ordinance** as now written and may be amended in the future.
5. A maximum of 210 chickens (including 60 roosters) may be kept outdoors year round at a location within the property consistent with the Poultry Ordinance, meeting all setback requirements, and the approval of the Planning Director.
6. The owner shall maintain and operate the property so that no nuisances are generated. Should bothersome odor, dust, and insect conditions be reported to the Merced County Environmental Health Division, and the Director of Environmental Health determines that a nuisance exists as defined by the Merced County Poultry Ordinance, the Division shall require the owner to implement actions to remedy the conditions giving rise to the nuisance. Should the nuisance condition persist, the owner shall modify project facilities and operations to reduce odors and vectors. Such modifications

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could include, but would not necessarily be limited to, implementing additional vector control practices, improving manure management practices, more frequent cleaning of cage areas, and / or improving storage of feed, and manure and litter. Should the nuisance continue, the Planning and Community Development Department, together with the Environmental Health Division, shall initiate an enforcement action that could result in revocation of the Administrative Permit and closure of the facility.

7. The applicant shall comply with all local, state and federal regulations as apply to this facility.
8. The applicant shall comply with the Standard Conditions in Planning Commission Resolution No. 97-1.
9. For the purpose of condition monitoring, an **annual inspection fee** in the amount of **\$82.00** shall be paid within 30 days of approval.

BREAK

- C. MINOR SUBDIVISION APPLICATION NO. 03059 - Silva** - To subdivide an 80 acre parcel into four 20 acre parcels. The property is located northwest of the corner of Cortez Avenue and Harding Road in the Turlock area on land designated as Agricultural in the General Plan and zoned A-1. (General Agricultural). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Dan Skidmore**

Deputy Director Desmond Johnston presented the Staff Report and Recommendation dated October 8, 2003.

Chairman Sloan asked why is it that Staff is recommending 3 parcels on the 80 acres instead of recommending denial or approval of this application, which would be more in line with our Zoning Code.

Bill Nicholson, Planning Director explained that the concern with Staff is that when looking at the General Plan criteria or the General Plan intent for the ag zones to be farming units and the County admitted additional criteria to evaluate property divisions in the agricultural zones. It's a balancing of the weeds of farming, the General Plan mandate, and the desires of the applicant. Chairman Sloan stated that he still has concern over the 20 acre plus parcel splits. He would like to see these 20 acre parcels a Net 20.

The public hearing opened at 10:28 a.m.

Joe Kollmeyer, manager at Cortez Grower Association, stated that they have property adjacent to the parcel. He feels this application does not benefit the agricultural community. He stated that 20 acres is difficult to manage. He asked for denial of this application.

Lloyd Narita, neighbor, stated that he has problems with the regulations.

Marie Silva, applicant, stated that she purchased the property in January. The property was an old vineyard, there was no production going on. They have cleaned up 40 acres of the property and are farming almonds currently. They have no intention of selling the property and they would like to build homes on the site. The

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reason for the split is for her four children. She asked the Commission to consider their application.

Commissioner Wager asked if this application applies under the Williamson Act. Mrs. Silva replied no.

The public hearing closed at 10:39 a.m.

Commissioner Wager is confused with whether it is 20 acres net or gross. Chairman Sloan stated that it is 20 acres gross unless specified 20 net. Commissioner Tanner would like to see the property stay as it is with two 40 acre parcels. Commissioner Clauss has a conflict with the net and the gross and could support three 27 acre parcels. Commissioner Whitney supports the 4 parcels. Chairman Sloan stated that the General Plan allows 20 acre splits in an agricultural zone, and his family farms a lot of them.

MOTION: M/S WAGER - WHITNEY, AND CARRIED BY A VOTE OF 4 - 1, THE PLANNING COMMISSION EXEMPTS MINOR SUBDIVISION APPLICATION NO. 03059, FROM CEQA.

MOTION: M/S WAGER - WHITNEY, AND CARRIED BY A VOTE OF 4 - 1, NAY BY COMMISSIONER TANNER, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATION DATED OCTOBER 8, 2003, AND MAKES THE 7 FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 7 FINDINGS, APPROVES MINOR SUBDIVISION APPLICATION NO. 03059 SUBJECT TO THE 5 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

1. A parcel map, including all parcels involved, shall be recorded within two (2) years of the Planning Commission approval date as required by the Subdivision Map Act and Merced County Subdivision Code.
2. The project shall comply with the standard conditions of approval as adopted in Planning Commission Resolution No. 97-1.
3. A Right-to-Farm Certificate shall be placed on the parcel map notifying the potential buyers of the resulting parcels that the subject property is in the vicinity of active farming operations and residents may be subject to inconveniences or discomforts resulting from the pursuit of agricultural operation.
4. The Department of Public Works Road Division is requiring dedication of right of way along the Cortez Avenue and Harding Road frontage of the property to provide for a total of 30 feet of right-of-way, as measured from the centerline of the roadway. Additionally, dedication of right-of-way at the intersection of Cortez Avenue and Harding Road to provide for a 50-foot inside radius at the vertex of these roadways.
5. The applicant shall comply with all County, State and Federal regulations.

D. MINOR SUBDIVISION APPLICATION NO. 03046– James Buttrey – To divide a 39.6 acre parcel into two parcels: Parcel 1 = 20.24 acres and Parcel 2 = 19.34 net

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acres. The property is located on the north side of Olive Avenue and the corner of Arboleda Drive and 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 James Holland**

Planner James Holland presented the Staff Report and Recommendation dated October 8, 2003.

The public hearing opened at 10:55 a.m.

Larry Bowers, of B.C.A., representing the applicant, indicated that the parcels are not for sale. The applicant releveled the whole property. The reason for the division is to acquire financing for their continued operation and for a potential homesite.

Commissioner Wager asked if the homesite will be on Parcel 1. Mr. Bowers responded yes, and banks will not loan on more than 20 acres. Chairman Sloan asked where the irrigation outlet is located. James Buttrey, applicant, indicated that it is on the north corner. Chairman Sloan asked Mr. Buttrey if Parcel 1 was sold in the future, how would water get to it? Mr. Buttrey indicated that he has no intentions of selling this property. Mr. Buttrey indicated he would run a pipeline though along the north part of the parcel. Planner Holland stated that MID requested a condition be added to address the irrigation issue. Mr. Bowers stated that an easement will be put along the north line of the property.

James Buttrey, applicant, indicated that he does not want to sell his property. He runs a beef cattle operation and in the future he wants to farm alfalfa. He leveled the property from east to west for proper water drainage and has owned the property for 2 years. The project is not in the Williamson Act because he was in escrow at the time the Williamson Act was offered to him. His intention is to live on Parcel 1, but currently it is rented to a family member.

The public hearing closed at 11:04 a.m.

James Tarhalla, County Counsel, asked if the concept of gross versus net acres addressed in either the Zoning Ordinance or General Plan.

Bill Nicholson, Planning Director, responded yes, it is addressed in the Zoning Ordinance. The Zoning Ordinance in the agricultural zones says you can calculate the acreage gross going to the centerline of any adjacent road, canal or creek. Mr. Tarhalla asked who is the fee owner of the easement? Mr. Nicholson responded the landowner is responsible for the fee.

MOTION: M/S CLAUSS - WHITNEY, AND CARRIED BY A VOTE OF 4 - 1, NAY BY COMMISSIONER WAGER, THE PLANNING COMMISSION EXEMPTS MINOR SUBDIVISION APPLICATION NO. 03046, FROM CEQA.

MOTION: M/S CLAUSS - WHITNEY, AND CARRIED BY A VOTE OF 4 - 1, NAY BY COMMISSIONER WAGER, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATION DATED OCTOBER 8, 2003, AND MAKES THE 10 FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 10 FINDINGS, APPROVES MINOR SUBDIVISION APPLICATION NO. 03046 SUBJECT TO THE 5 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

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Conditions:

1. A parcel map, including all parcels involved, shall be recorded within two (2) years of the Hearing Officer approval date, as required by the Subdivision Map Act and Merced County Subdivision Code.
2. The applicant shall comply with all applicable County, State and Federal regulations.
3. The project shall comply with the following requirement of the Department of Public Works Roads Division:
 - a. The property owner(s) shall dedicate to the County of Merced, annotated on the parcel map, for road purposes, an additional 20-foot width of right-of-way along the entire frontage of Olive Avenue and an additional 10-foot of right-of-way along the entire frontage of Arboleda Drive, with a 50-foot inside radius at the northwest corner intersection of Olive Avenue and Arboleda Drive.
4. The applicant shall provide for the delivery of irrigation water to each proposed parcel by providing easements that allow for the effective service of each parcel from the existing irrigation delivery gate that serves the whole property.
5. A Right-To-Farm statement shall be placed on the face of the Parcel Map consistent with Ordinance No. 1213.

- E. MINOR SUBDIVISION APPLICATION NO. 03053 - Nirvair Samra - To divide a 42.9 acre parcel of land into two parcels: Parcel 1 = 20 Acres and Parcel 2 = 22.9 Acres. The property is located north side of Harding Road and 810 feet east of Vincent Road in the Turlock area. The subject 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 Renee Foster****

Planner Renee Foster presented the Staff Report and Recommendation dated October 8, 2003.

Commissioner Wager asked if the condition from Public Health has been met regarding the dilapidated barn structure. Planner Foster responded that Environmental Health submitted another letter giving the applicant until December to satisfy that condition.

The public hearing opened at 11:18 a.m.

David Heinrichs, with Fremming, Parson & Pecchenino and representing the applicant, stated that a Convey and Combine was done on the project earlier. He indicated that from looking at the Ordinance he couldn't see anywhere where the existing 43 acres was conditioned or a deed restriction that would limit the owners ability to split it to current 20 acre zoning. Mr. Samra's plans for the home are to remodel it. There is currently almond production on the site. The split is to give Mr. Samra's son an opportunity to continue farming. Commissioner Clauss asked how long they have owned the parcel. Mr. Heinrich responded since approximately 1985.

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He also stated the neighbor requested the previous convey and combine application for the parcels.

Bill Nicholson, Planning Director, stated that in Section 18.02 of the Agricultural zoning code and it tells you what the minimum parcel size is. There is a minimum parcel size exception section that states “When the property owner desires to obtain a dwelling which has existed on the property for at least ten years, he or she may divide the parcel containing the dwelling if they meet all the conditions”. He stated that this exception complies with the code, he doesn’t need a variance. Mr. Tarhalla asked is there any restrictions on the remainder on the piece that was conveyed by the neighbor? Mr. Nicholson replied yes.

Gene Samra, son to Nirvair Samra the applicant, stated that the barn on the property is going to be torn down so he can expand his farming. Commissioner Wager asked if this project is in the Williamson Act. Mr. Samra replied no.

The public hearing closed at 11:39 a.m.

MOTION: M/S WAGER - WHITNEY, AND UNANIMOUSLY CARRIED, THE PLANNING COMMISSION EXEMPTS MINOR SUBDIVISION APPLICATION NO. 03053, FROM CEQA.

MOTION: M/S WAGER - WHITNEY, AND UNANIMOUSLY CARRIED, THE PLANNING COMMISSION DOES NOT CONCUR WITH THE STAFF RECOMMENDATIONS DATED OCTOBER 8, 2003, BUT DOES MAKE THE 9 FINDINGS OF APPROVAL SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 9 FINDINGS, APPROVES MINOR SUBDIVISION APPLICATION NO. 03053 SUBJECT TO THE 6 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

1. A parcel map, including all parcels involved, shall be recorded within two (2) years of the Planning Commission approval date, as required by the Subdivision Map Act and Merced County Subdivision Code.
2. The applicant shall comply with all applicable County, State and Federal regulations.
3. The applicant shall place the following notice on the Parcel Map pertaining to Parcels 1 and 2: “Portions of these parcel lie within a 1,000 foot buffer area designated by the County of Merced to protect existing dairy operations from incompatible land uses. No residence may be constructed on the portion of this parcel that lies within the designated buffer area without the granting of a waiver by the Merced County Planning Commission”.
4. The applicant shall provide for the delivery of irrigation water to each proposed parcel by providing easements that allow for the effective service of each parcel from the existing irrigation delivery gate that serves the whole property and all downstream properties.
5. A Right-To-Farm statement shall be placed on the face of the Parcel Map consistent with Ordinance No. 1213.

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6. No recorded parcel shall be smaller than 20 net acres.

VI. CORRESPONDENCE

None

VII. GENERAL BUSINESS

None

VIII. DIRECTOR'S REPORT

None

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 11:55 a.m.