



**PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT**

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**PLANNING COMMISSION AGENDA  
REGULAR MEETING OF JANUARY 26, 2005, 9:00 A.M.  
2222 "M" STREET, BOARD ROOM, THIRD FLOOR,  
MERCED, CALIFORNIA**

**I. CALL MEETING TO ORDER**

**II. ROLL CALL OF COMMISSIONERS**

Jack Mobley; Steve Sloan, Chairman; Lynn Tanner; Gloria Bettencourt; Rudy Buendia

**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. MINOR SUBDIVISION APPLICATION No. 04069 – Ronald Richards - To subdivide one 99.3 acre parcel into two parcels in order to align with the current zoning districts. The resulting parcel sizes are Parcel No. 1 = 20 acres and Parcel No. 2 = 79.36 acres. The northern parcel is designated as Foothill Pasture in the General Plan and is zoned A-2 (Exclusive Agricultural). The southern parcel is designated as Foothill Pasture in the General Plan and is zoned A-1 (General Agricultural) and located on the east side of Cunningham Road, 2,000 feet north of Hainline Avenue in the Le Grand area. **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION.** Project Planner Dave Gilbert**

- B. CONDITIONAL USE PERMIT NO. 04010 – Dolores Tagge** - To legalize a third residence and add three more residences for family members for a total of six homes on a 34.4 acre parcel. The property is located north of August Road approximately 500 feet east of State Route 165 in the Hilmar area designated as Agricultural in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Robert King**

**VI. CORRESPONDENCE**

**VI. GENERAL BUSINESS**

Briefing on the Master Development Plan to Accomplish the 1996 Reuse Plan for Castle Airport.

**DIRECTOR'S REPORT**

**VII. 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 JANUARY 26, 2005**

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A recording on tape and original minutes (for reference purposes only) of the Merced County Planning Commission meeting of January 26, 2005, 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 9:12 a.m., on January 26, 2005, in the Board Chambers located at 2222 "M" Street, Third Floor, Merced, California.

**II. ROLL CALL OF COMMISSIONERS**

Commissioners Present:      Commissioner Jack Mobley  
   Commissioner Steve Sloan-Chairman  
   Commissioner Lynn Tanner  
   Commissioner Gloria Bettencourt  
   Commissioner Rudy Buendia

Staff Present:                      William Nicholson, Planning and Community Development  
   Director  
   Keith Woodcock, Assistant Director  
   Kim Lewallen, Recording Secretary  
   David Gilbert, Planner III  
   Robert King, Planner III

Legal Staff:                              Ruben Castillo, County Counsel

Commissioners Absent:      None

**III. APPROVAL OF MINUTES**

**M/S MOBLEY – TANNER, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION APPROVED THE MINUTES OF DECEMBER 1, 2004.**

**IV. CITIZEN COMMUNICATIONS**

None

**V. PUBLIC HEARINGS**

**A.      MINOR SUBDIVISION APPLICATION No. 04069 – Ronald Richards - To subdivide one 99.3 acre parcel into two parcels in order to align with the current zoning districts. The resulting parcel sizes are Parcel No. 1 = 20 acres and Parcel No. 2 = 79.36 acres. The northern parcel is designated as Foothill Pasture in the General Plan and is zoned A-2 (Exclusive Agricultural). The southern parcel is designated as Foothill Pasture in the General Plan and is zoned A-1 (General Agricultural) and located on the east side of Cunningham Road, 2,000 feet north of Hainline Avenue in the Le Grand area. **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Dave Gilbert****

**This item has been continued to the February 23, 2005 meeting at the request of the applicants representative, Bedesen, Cardoza and Associates to bring this to the Le Grand MAC for further discussion.**

**MERCED COUNTY PLANNING COMMISSION**

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- B. CONDITIONAL USE PERMIT No. 04010 – Dolores Tagge** - To legalize a third residence and add three more residences for family members for a total of six homes on a 34.4 acre parcel. The property is located north of August Road approximately 500 feet east of State Route 165 in the Hilmar area designated as Agricultural in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Robert King**

**This item has been continued to the March 9, 2005 meeting to allow staff to confer with the General Plan Steering Committee on future policy direction for additional dwellings in agricultural zones.**

**VI. CORRESPONDENCE**

None

**VII. GENERAL BUSINESS**

John Fowler, John Enfintino, Al Fortunes and Don Hatch briefed the Planning Commissioners on the Master Development Plan to accomplish the 1996 Reuse Plan for Castle Airport.

**VIII. DIRECTOR'S REPORT**

A discussion will be held to determine the next General Plan Steering Committee Meeting at the February 9<sup>th</sup> Planning Commission meeting.

**IX. ADJOURNMENT**

There being no further business, the meeting adjourned at 10:02 a.m.