



**PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT**

**William Nicholson**  
*Director*

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**PLANNING COMMISSION AGENDA  
REGULAR MEETING OF DECEMBER 21, 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. CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CAMPUS PARKWAY PROJECT - Merced County** - The Campus Parkway project is a proposed four-lane limited-access expressway located on the east side of the City of Merced which will connect northern Merced with State Highway 99 at the planned Mission Interchange. The project starts at the Mission Interchange and extends 4.5 miles north to Yosemite Avenue. The Final Environmental Impact Report (EIR) is the final environmental document for the Campus Parkway project required for compliance with the California Environmental Quality Act. **TO RECOMMEND THE BOARD OF SUPERVISORS CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT. Continued from the December 7, 2005 meeting.**
- B. ZONE VARIANCE No. 04011 AND MINOR SUBDIVISION APPLICATION No. 04061 - "Bob Warnke Golf Range" Eileen Warnke** - To vary from the 20 acre minimum parcel size and divide a 13 acre parcel into two parcels: Parcel 1 = 10 acres; Parcel 2 = 3 acres. The property is located on the east side of State Highway 165 approximately 700 feet north of Bradbury Road in the Turlock area designated as Agricultural in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Continued from the November 16, 2005 meeting. Project Planner Robert King**

- C. CONDITIONAL USE PERMIT APPLICATION No. 05021 - Doo\Zitovich** - To locate a Semi-Mobile Food Vendor at the Liberty Market shopping center on Schendel Avenue approximately 200 feet east of Shanks Road in the Delhi SUDP on land designated as Commercial in the General Plan and zoned C-2 (General Commercial) 5.4 acres. **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Robert King**
- D. MAJOR SUBDIVISION APPLICATION No. 05006 - "Red Rock Industrial Park" - VOJE - Bud Wallace** - To divide a 20.8 acre parcel into 17 lots of 1.2+/- acres each, located west of Arboleda Dr, approximately 500 feet south of Highway 140 in the Merced area, designated Industrial in the General Plan and zoned M-1 (Light Manufacturing). **TO ADOPT A MITIGATED NEGATIVE DECLARATION AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Robert King**
- E. CONDITIONAL USE PERMIT APPLICATION No. 05026 – Adan Perez/Francisco Torres** - To establish an agricultural equipment repair shop in an existing building and to establish a agricultural equipment storage yard. The property is located on the south side of Peach Avenue and 650 feet west of Robin Avenue in the Livingston area on land designated as Agricultural in the General Plan and zoned A-1 (General Agricultural.) **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Jeff Wilson**
- F. ZONE VARIANCE APPLICATION No. 05002 - Self Help Enterprises** - To vary from the required 20 foot front yard setback and 15 foot side yard setback in order to reconstruct a single-family detached residence. The project is located on the west side of Lawndale Avenue, 190 feet south of Mission Avenue in the Merced area. The project site is designated as Residential land use in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Dave Gilbert**
- G. MINOR SUBDIVISION APPLICATION No. 05070 - Bart Balswick** - To divide 40 acres into two 20-acre parcels. The project site is located at the northwest corner of Short Street and Tegner Road in the Hilmar Area. The property is designated as Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Gene Barrera**
- H. Extension No. 05012 - First Extension to Major Subdivision Application No. 01009 'Saddle Brook' - Maxwell Construction** - To extend for one year the deadline for recording the final subdivision map. The subdivision will create 21 residential lots on a 7.4 acre parcel located on the south side of Olive Avenue and 535 feet east of Jones Road in the Winton SUDP on land designated as Agricultural Residential in the General Plan and Zoned A-R (Agricultural Residential) . **Project Planner Gene Barrera**
- I. MAJOR SUBDIVISION APPLICATION No. 05005 'The Sorrento Subdivision' – Frank Cuttone** - To divide two adjacent 12 acre parcels into 8 one acre lots with a 12 acre Remainder Parcel located on the east side of Gardner Avenue, one half mile north of Dunn Road in the Merced Rural Residential Center No. 1. The property is designated Agricultural Residential in the General Plan and zoned A-R (Agricultural Residential). (24 acres). **TO ADOPT A NEGATIVE DECLARATION AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner James Holland**



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- J. MINOR SUBDIVISION APPLICATION No. 04071 AND MINOR SUBDIVISION APPLICATION No. 05002 - JFB Ranch, Inc.** - Minor Subdivision Application No. 04071 proposes dividing a 112 acre parcel into four 22 acre parcels and a remainder parcel and Minor Subdivision Application No. 05002 proposes dividing a 229 acre parcel into nine 20 acre parcels and two 24 acre parcels. These projects are located at the northeast corner of Cotton Road and Center Avenue and the southwest corner of Cotton Road and Center Avenue, in the Los Banos area on land designated Agricultural in the General Plan and Zoned A-1 (General Agricultural) (341 Acres). **TO ADOPT A MITIGATED NEGATIVE DECLARATION AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATIONS.**  
Project Planner James Holland

**VI. CORRESPONDENCE**

**VII. GENERAL BUSINESS**

**VIII. DIRECTOR'S REPORT**

**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.