



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Robert A. Lewis
Director

2222 "M" Street
Merced, CA 95340
(209) 385-7654
(209) 726-1710 Fax
www.co.merced.ca.us

**PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 6, 2006, 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. CONDITIONAL USE PERMIT No. CUP05-007 - Morrison and Morrison Farms -** To remove approximately 157,000 cubic yards of sand from an area of 17 acres of the property over a two year period, and reclaim the land for future agricultural use. The property is located on the south side of Letteau Avenue and 1600 feet east of Griffith Avenue in the Delhi area on land designated as Agricultural in the General Plan and Zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION.** (JW)
- B. 2nd EXTENSION No. EXT06-017 TO MAJOR SUBDIVISION APPLICATION No. MAS01-009 - "Saddle Brook" - Maxwell Construction -** To extend the expiration date of the residential subdivision tentative map consisting of 21 lots on 7.4 acres from Dec. 17, 2006 to Dec. 17, 2007. The project site is located on the south side of Olive Ave & 535 feet east of Jones Rd in the Winton area. The property is designated Winton SUDP - Agricultural-Residential land use in the General Plan and zoned Agricultural-Residential (A-R). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION.** (DG)

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- C. 1st EXTENSION No. EXT06-013 TO MAJOR SUBDIVISION No. MAS04-006 - Terry & Delores Rolfe** - To extend for one year a tentative map located on the southwest corner of Fleming Road and Herrod Avenue designated as Atwater RRC Agricultural Residential in the General Plan and zoned Agricultural Residential (A-R) consisting of 24 lots on 28 acres. **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. (KT)**

- D. MINOR SUBDIVISION APPLICATION No. MS05-075 AND ZONE VARIANCE APPLICATION No. ZV05-003 – Clarence Eisberg** - To subdivide an 8 acre parcel into 4 Parcels of approximately 1.35 acres each in size and a Remainder Parcel of approximately 2.4 acres. The project site is located at the northwest corner of the intersection of Arboleda Drive and McHenry Road, is designated Agricultural in the General Plan and Zoned A-1 (General Agricultural). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. (JH)**

VI. CORRESPONDENCE

VII. GENERAL BUSINESS

VIII. DIRECTOR'S REPORT

IX. ADJOURNMENT

APPEALS

Any person may appeal any action of the Development Services 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 and Community Development 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.