



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

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Equal Opportunity Employer

DATE: MARCH 23, 2016

TO: PLANNING COMMISSION

PROJECT PLANNER: STEVE MAXEY, PLANNER III *SM*

PROJECT NO: MINOR SUBDIVISION APPLICATION NO. MS15-018

APPLICANT/PROPERTY OWNER: AREIAS TRUST / JOAN LOPEZ

APPLICATION REQUEST: TO DIVIDE A 84.18 ACRE PARCEL INTO TWO PARCELS, RESULTING IN PARCEL SIZES OF: PARCEL 1, 35.04 ACRES AND PARCEL 2, 49.14 ACRES.

LOCATION/SITUS: NORTHWEST CORNER OF S. SAN JUAN ROAD AND HIGHWAY 152 IN THE DOS PALOS AREA.

APN: 085-170-014

SUPERVISORIAL DISTRICT: 5 - O'BANION

MUNICIPAL ADVISORY COUNCIL: NONE

The following table indicates the designations for General Plan, Zoning, and current land use of the subject parcel and the adjacent parcels generally to the north, east, south and west of the application request:

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	Agricultural	A-1	Row Crops
NORTH	Agricultural	A-1	Row Crops
EAST	Agricultural	A-1	Row Crops
SOUTH	Agricultural	A-1	Row Crops
WEST	Agricultural	A-1	Row Crops

I. PROJECT DESCRIPTION

The proposed project is to divide an 84.18 acre parcel into 2 parcels, resulting in parcel sizes of: Parcel 1 = 35.04 acres, and Parcel 2 = 49.14 acres. The property is located at the Northwest corner of San Juan Road and Highway 152 in the Dos Palos area. The property is designated Agricultural land use and zoned A-1 (General Agricultural).

II. SUMMARY OF RECOMMENDATION

Staff recommends the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) under Section 15183 "Projects Consistent with a