



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

William Nicholson
Director

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**PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 25, 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. ZONE VARIANCE APPLICATION NO. 03004 AND MINOR SUBDIVISION APPLICATION NO. 03015 – Mary Flores - To subdivide a 7.14 acre parcel of land into 3 parcels. Parcel No. 1 = 2.59 acres; Parcel No. 2 = 2.27 acres; Parcel No. 3 = 2.27 acres. The property is located on the east side of Trindade Road 1,400 feet north of Ashby Road in the Merced area on land 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 Dan Skidmore

B. ADMINISTRATIVE PERMIT NO. 03009 – Victoriano Chavez - To legalize a semi-mobile food vending business and social hall and allow the location of a residence (manufactured home). The project is located on the west side of Stephens Street at the intersection with Delhi Avenue which is designated as Delhi Specific Urban Development Plan General Commercial land use in the General Plan and zoned C-2 (General Commercial). (0.36 acres). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION.** Project Planner James Holland

- C. CONDITIONAL USE PERMIT APPLICATION NO. 03006 – Jose Silveira (Nextel of California)** - To erect a 155-foot high cellular lattice tower and one 12' X 20' pre-fabricated equipment shelter to house electronics on property located on the east side of Oslo Road approximately ¼ mile north of August Road in the Hilmar area. The site is designated as Agricultural land use in the General Plan. The zone is A-1 (General Agricultural). (37.2 acres). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Mark Hamilton**
- D. ADMINISTRATIVE PERMIT APPLICATION NO. 02127 -Taurino Tejeda** - To legalize a goat dairy and allow second and third residences for family members for property located on the northeast corner of Nelander Avenue and Fourth Ave. in the Stevinson area, which is designated as Agricultural land use in the General Plan. The Zone is A-1 (General Agricultural) (32.3 acres). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Mark Hamilton**
- E. MAJOR SUBDIVISION APPLICATION NO. 03002 - Rolfe Estates - Norman Rolfe** - To divide a 4.5-acre parcel into 23 single-family residential lots to be known as the "Rolfe Estates" subdivision. The property is located on the north side of Gertrude Avenue and 725 feet east of Cypress Avenue which is designated as Winton Specific Urban Development Plan Medium Density Residential land use in the General Plan, and zoned R-1-5000 (Single-Family Residential). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Mark Hamilton**

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.

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MINUTES FOR MEETING OF JUNE 25, 2003

A recording on tape and original minutes (for reference purposes only) of the Merced County Planning Commission meeting of June 25, 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 9:11 a.m., on June 25, 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
 James Holland, Planner III
 Dan Skidmore, Planner I
 Mark Hamilton, Planner I

Legal Staff: James Tarhalla, Deputy County Counsel

Commissioners Absent: None

III. APPROVAL OF MINUTES

M/S WAGER - CLAUSS, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION APPROVED THE MINUTES OF JUNE 11, 2003.

IV. CITIZEN COMMUNICATIONS

None

V. PUBLIC HEARINGS

A. ZONE VARIANCE APPLICATION NO. 03004 AND MINOR SUBDIVISION APPLICATION NO. 03015 – Mary Flores - To subdivide a 7.14 acre parcel of land into 3 parcels. Parcel No. 1 = 2.59 acres; Parcel No. 2 = 2.27 acres; Parcel No. 3 = 2.27 acres. The property is located on the east side of Trindade Road 1,400 feet north of Ashby Road in the Merced area on land 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 Dan Skidmore**

Chairman Sloan asked Planner Skidmore to confirm whether this item would be continued. Planner Skidmore responded affirmative and Chairman Sloan stated that there would be no need for a presentation at this time, but that he would open the public hearing for those people who came for this item.

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The public hearing opened at 9:16 a.m.

No one spoke in favor of the project:

The following person(s) spoke in opposition of the project:

Earl Barrick, Trindade Rd. Merced, stated that the property is within the 1,000 ft. dairy buffer, and the community's roads are not paved. He feels it is a landlocked property and there are already 2 homes on the 7 acre parcel already and feels this application shouldn't be passed.

Summer Bartholomew, neighbor, also stated that the property is landlocked and questioned whether mobile homes will be put on the property or not.

Betty Bettis, Trindade Rd. Merced, is concerned about the dust from the unpaved road and are they considering paving it?

This application will be continued to the Planning Commission Meeting of July 23, 2003 at the request of the applicant's representative, Larry Bowers.

- B. ADMINISTRATIVE PERMIT NO. 03009 – Victoriano Chavez -** To legalize a semi-mobile food vending business and social hall and allow the location of a residence (manufactured home). The project is located on the west side of Stephens Street at the intersection with Delhi Avenue which is designated as Delhi Specific Urban Development Plan General Commercial land use in the General Plan and zoned C-2 (General Commercial). (0.36 acres). **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 June 25, 2003.

Commissioner Wager asked Mr. Holland if Environmental Health Division approves the taco truck and who will be using the restrooms there?

Mr. Holland indicated that only the mobile food vending staff could be using the restrooms available.

The public hearing opened at 9:34 a.m.

Michael Smith, CCPS, indicated that the applicant came to him to get the permit initially and Mr. Smith advised Mr. Chavez to clean up the taco truck to look more appealing. The applicant did so. Mr. Smith also indicated to the Commission that the owners to the west of the project had no issues regarding this application. He feels that Condition #13 could be a problem because the social hall on the property used to be a church. He will talk to Environmental Health regarding the use of the restrooms. He also indicated that Condition #16 is assuming that the project will be denied and he doesn't care for the wording.

Commissioner Clauss asked what the surrounding properties in the area are zoned as. Mr. Smith responded mostly commercial. Chairman Sloan asked if they have been zoned commercial for a while. Mr. Smith answered yes.

The public hearing closed at 9:45 a.m.

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Planner Holland indicated that Delhi MAC looked over the application twice, and they made their final decision when they received the formal packets given to them. Mr. Holland also indicated that there are five existing parking spaces on-site.

Mr. Smith indicated to the Commission that he would like this application resolved today.

MOTION: M/S WAGER - CLAUSS, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION EXEMPTS ADMINISTRATIVE PERMIT NO. 03009, 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 JUNE 25, 2003, AND MAKES THE 10 FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 10 FINDINGS, APPROVES ADMINISTRATIVE PERMIT NO. 03009 SUBJECT TO THE 18 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

1. Establishment of the vendor truck on the project site and activities in the social club shall be maintained and operated in accordance with the conditions of the permit. The Planning and Community Development Director may approve minor modifications to the application.
2. The application shall comply with all applicable regulations administered by the County. These regulations shall include, but not be limited to standards administered by the County Fire, Health, Planning and Public Works Departments.
3. The applicant shall comply with the Merced County Zoning Code Development Standards required for Semi-Mobile Food Vendors (§18.47.79.D) including, but not limited to the following:
4. Operating hours shall be limited to be between 10:00 a.m. to 7:00 p.m. on weekdays and Sundays and 10:00 a.m. to 9:00 p.m. on Saturdays.
5. Adequate trash receptacles shall be located adjacent to the vehicle.
6. The site shall be kept clean and free of litter at all times. Trash and garbage shall be removed from the site at the end of each day (§18.47.79.D.9.).
7. Wastewater generated by this use shall not be released on-site or into any storm drainage or irrigation system (§18.47.79.D8.).
8. Grease shall be disposed per requirements of the Division of Environmental Health.
9. With the exception of a sign attached to the vehicle and approved by the Planning and Community Development Director, no additional signage shall be allowed on the property.
10. The approval to operate a semi-mobile food vending business on the subject property provided under Administrative Permit No. 03009 shall not be transferable to another operator.
11. The applicant shall make the semi-mobile food vending business self-contained for the provision of potable water, wastewater, and power. Electrical connections to the adjacent social hall building may be permitted if approved by the County Building Division as meeting County Codes.

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12. The Mobile Food Preparation Unit shall obtain the necessary (Health) permit to operate a vehicle in accordance with the California Retail Uniform Food Facilities Law.
13. The applicant shall not allow mobile food preparation unit staff access to the existing social hall restrooms without requesting inspection and approval of these restrooms by the Environmental Health Division.
14. Prior to the commencement of any activity allowed by approval of this application, the applicant shall submit a landscaping plan to the Planning and Community Development Department that provides for full implementation of the landscaping standards of the Merced County Zoning Code that are applicable to this site, including retention of the existing Greenspace at the front of the property.
15. Prior to the commencement of any activity allowed by approval of this application, the applicant shall submit a revised parking design that provides the maximum number of permanent on-site parking spaces (and associated lighting) consistent with keeping the existing social hall building and meeting the requirements of Condition No. 14 (above).
16. The applicant shall remove the manufactured home from the subject property no later than 30 days from the date of the Planning Commission decision. Further, Manufactured Home Storage Permit No. 03006 shall be revoked and of no effect as of this date.
17. The applicant shall make Level 1 improvements to the project site and abutting roadways consistent with the provisions of Section 16.08.040.A of the Merced County Code. These improvements shall be made prior to the commencement of any activities allowed by approval of this application.
18. For the purpose of mitigation and/or condition monitoring, an inspection fee in the amount of **\$64.00** shall be required. This fee shall be paid prior to initiation of the semi-mobile food vending business.

C. CONDITIONAL USE PERMIT APPLICATION NO. 03006 – Jose Silveira (Nextel of California) - To erect a 155-foot high cellular lattice tower and one 12' X 20' pre-fabricated equipment shelter to house electronics on property located on the east side of Oslo Road approximately ¼ mile north of August Road in the Hilmar area. The site is designated as Agricultural land use in the General Plan. The zone is A-1 (General Agricultural). (37.2 acres). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Mark Hamilton**

Planner Mark Hamilton presented the Staff Report and Recommendation dated June 25, 2003.

The public hearing opened at 9:58 a.m.

Tim Quinn, on behalf of Nextel, is asking for reactivation of the Conditional Use Permit.

The public hearing closed at 10:01 a.m.

MOTION: M/S WAGER – WHITNEY, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION EXEMPTS CONDITIONAL USE PERMIT APPLICATION NO. 03006, FROM CEQA.

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MOTION: M/S WAGER - WHITNEY, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATION DATED JUNE 25, 2003, AND MAKES THE 10____ FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 10____ FINDINGS, APPROVES CONDITIONAL USE PERMIT APPLICATION NO. 03006 SUBJECT TO THE 11 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

1. The Conditional Use Permit is granted only for the following uses: Construction and operation of a 155-foot tall telecommunications tower and accessory equipment structures.
2. This project shall comply with the standards listed in Merced County Zoning Code Chapter 18.47.24.
3. Following construction, the project site shall be unmanned except for periodic inspections by technicians.
4. A financial assurance in the amount of \$7,000 shall be provided to Merced County prior to issuance of a building permit to insure removal of the tower if inactive for more than one year. Proof of continuous operation of the tower shall be provided to the Planning and Community Development Department when requested.
5. The owner shall dedicate 30 feet of right of way from the centerline of Oslo Road for road purposes. The applicant shall retain a licensed land surveyor to prepare the legal description and exhibit map for the deed. Dedication of right of way shall occur prior to the issuance of any building permit.
6. The applicant shall obtain an encroachment permit from the Department of Public Works Road Division, pay plan check and inspection fees, and construct one rural residential driveway approach on Oslo Road to serve the site. The applicant may, under encroachment permit, trench across Oslo Road south of Turlock Irrigation District Lateral No. 6 to provide utility service to the site. Utility service to the site shall be located outside of the road right of way. The applicant shall obtain an encroachment permit at the time of building permit issuance and complete the work prior to final building permit inspection.
7. Any lease agreements must be approved by the Planning and Community Development Department prior to issuance of a building permit. These agreements must allow co-location by other carriers.
8. The applicant shall favorably consider all requests for co-location where technically possible (using industry standards for interference at the usual rates and charges for this industry). In the event the applicant and any proposed co-locator cannot agree, the parties shall submit the issue to the Planning and Community Development Director for binding arbitration. Failure to cooperate with proposed co-locators or to engage in arbitration in the event of a dispute shall constitute grounds for revocation of this Conditional Use Permit.
9. Lighting shall be installed on the tower in accordance with County Zoning Code requirements and FCC and FAA standards.
10. The parcel shall be maintained in a condition that will not be dangerous or

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injurious to neighboring property. Weeds, rubbish and other dangerous or injurious materials are a public nuisance and required by MCC Section 9.25 to be abated.

11. For the purpose of mitigation and/or condition monitoring, an initial inspection fee in the amount of **\$100.00** shall be required. This fee shall be paid prior to issuance of a Building Permit.

BREAK

- D. ADMINISTRATIVE PERMIT APPLICATION NO. 02127 -Taurino Tejeda -** To legalize a goat dairy and allow second and third residences for family members for property located on the northeast corner of Nelander Avenue and Fourth Ave. in the Stevinson area, which is designated as Agricultural land use in the General Plan. The Zone is A-1 (General Agricultural) (32.3 acres). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Mark Hamilton**

Planner Mark Hamilton presented the Staff Report and Recommendation dated June 25, 2003 and presented a letter from County Road Division for a request to add two conditions to the staff report.

The public hearing opened at 10:19 a.m.

No one spoke in favor of the project.

No one spoke in opposition to the project.

The public hearing closed at 10:19 a.m.

MOTION: M/S WAGER - WHITNEY, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION REAFFIRMS THE PREVIOUS NEGATIVE DECLARATION PREPARED FOR ADMINISTRATIVE PERMIT APPLICATION NO. 02127.

MOTION: M/S WAGER - WHITNEY, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATION DATED JUNE 25, 2003, AND MAKES THE 4 _____ FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 4 _____ FINDINGS, APPROVES ADMINISTRATIVE PERMIT APPLICATION NO. 02127 SUBJECT TO THE 12 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

1. This Administrative Permit is to legalize an existing dairy for a maximum of 500 goats and allow for a second and third residence on the subject property as shown on the approved plot plan.
2. A Comprehensive Nutrient Management Plan "Short Version", subject to approval by the Environmental Health Division, shall be completed within a year of approval of this application.
3. For the purpose of mitigation and/or condition monitoring, an inspection fee in the amount of \$70.00 shall be required. This fee shall be paid prior to initiation of the business.
4. The applicant shall enter into a Roadway impact Agreement with the Department of Public Works to reduce the impact that the project is anticipated to have on the County roadways to an acceptable level.

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5. Dairy water storage facilities of 3,000 gallons or more shall have a 4 ½" male outlet with National Standard threads, with outlets parallel to grade and 18" - 30" above grade measured from the center of the connection. Water Storage tanks shall be clearly marked "Water" or "H2O", with any Fire Department connection marked "Fire Dept." and shall be accessible at all times. Static water storage shall be adequately vented for drafting.
6. Hay, straw and similar agricultural products shall not be stored adjacent to buildings or combustible material unless a cleared horizontal distance equal to the height of the pile is maintained between such storage and combustible material and building. Loose hay storage shall be limited to stacks of 100 tons and a clear space of not less than 20 feet shall be maintained between such stacks (UFC 2806).
7. Storage of baled hay or similar material shall be a minimum of 10 feet from a property line and shall not exceed 20 feet in height. Baled hay shall be limited to 25,000 cubic feet in volume and a minimum of 20 feet separation between piles (UFC 2805.1).
8. Businesses or property owners in violation of Uniform Fire Code requirements can be subject to Cost Recovery, where the costs associated with a fire are collected from the business or owner by the Merced County Fire Department.
9. Approved addressing or numbers shall be placed on premises in such a position as to be plainly visible and legible from the street fronting the property (UFC 901.4.4).
10. Access gates, if any, must be provided with a Merced County coded 'Knox' key switch or a 'Knox' padlock, whichever is most appropriate (UFC 902.4).
11. Dedication of 10' of additional right-of-way along the Nelander Avenue frontage of the property.
12. Construction of an agricultural driveway approach for the proposed truck access onto Nelander Avenue.

- E. MAJOR SUBDIVISION APPLICATION NO. 03002 - Rolfe Estates - Norman Rolfe -**
To divide a 4.5-acre parcel into 23 single-family residential lots to be known as the "Rolfe Estates" subdivision. The property is located on the north side of Gertrude Avenue and 725 feet east of Cypress Avenue which is designated as Winton Specific Urban Development Plan Medium Density Residential land use in the General Plan, and zoned R-1-5000 (Single-Family Residential). **TO MAKE AN ENVIRONMENTAL FINDING AND APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Project Planner Mark Hamilton**

Planner Mark Hamilton presented the Staff Report and Recommendation dated June 25, 2003.

The public hearing opened at 10:26 a.m.

Duane Andrews, Golden Valley Engineering, indicated to the Commission that sewer service is available. He has no issues with the conditions and asked for approval of the project.

Commissioner Wager indicated that he was surprised that the Fire Department has no problems with the proposed cul-de-sac.

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Bill Nicholson, Planning Director, indicated that the area to the west of the property is under the process of development and the northwest area is to be zoned R-1-5000 and there is no application currently on the east side of the development.

Yeng Moua, 7302 Gertrude, stated she owns the narrow property close to the project and asked if her property will be incorporated into the City.

Mr. Nicholson responded that Ms. Moua's back yard is behind the properties back fence. Winton is unincorporated and Ms. Moua's property will remain with the County.

Kurt Rowley, Winton MAC representative, indicated that the MAC's feeling is that they do not want more R-1-5000 zoning. They have no objections to the Major Subdivision though and they feel the entrance to the subdivision is too narrow.

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

MOTION: M/S WHITNEY – CLAUSS, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION REAFFIRMS THE PREVIOUS NEGATIVE DECLARATION PREPARED FOR MAJOR SUBDIVISION APPLICATION NO. 03002.

MOTION: M/S WHITNEY - CLAUSS, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATION DATED JUNE 25, 2003, AND MAKES THE 10 FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 10 FINDINGS, APPROVES MAJOR SUBDIVISION APPLICATION NO. 03002 SUBJECT TO THE 16 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

1. A Final Map shall be recorded within two (2) years of the Planning Commission approval date as required by the State Map Act and the Merced County Subdivision Code.
2. This project shall comply with the Standard Conditions in Planning Commission Resolution No. 94-1.
3. A Right-to-Farm Certificate shall be placed on the Final Map in Compliance with Ordinance 1213 as notification to future buyers concerning potential inconvenience arising from nearby agricultural operations.
4. Developer/Applicant is advised that he/she may be obligated to comply with Federal Regulations for storm water runoff issued by the U.S. EPA on November 16, 1990 (40 code of Federal Regulations Parts 122, 123 and 124).
For information and direction, contact the State Water Resources Control Board's Storm Water Permit Information Line at (916) 657-1146.
5. The developer shall comply with County Parkland Dedication and/or Fee Ordinance No. 1090. Said fee shall be paid prior to, or concurrently with, the recording of the Final Map.
6. The subdivider shall inform, in writing, all contractors and subcontractors for the project of the potential discovery of significant archaeological and historical resources below the ground surface in the project area. If any cultural resources are found or disturbed during project activities, all work must be halted within the area, the Merced County Planning Department, and a qualified archaeologist must be contacted to evaluate the find.

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7. For the purpose of mitigation and/or condition monitoring, a fee in the amount of **\$100.00** shall be required. The fee shall be paid prior to recordation of the Final Map.
8. Satisfy Improvement Level 1 requirements as set forth in Chapter 16.08 of the Merced County Code, which generally includes dedication of right-of-way and public utilities easements, roadway construction and installation of matching pavement along existing roadways, street lighting, storm drainage system and underground or relocate utilities and irrigation facilities.
9. Release and relinquish all abutter's rights of access to and from the entire Gertrude Avenue frontage of Lots 1 and 23.
10. Provide storm drainage basin with direct frontage onto a publicly maintained street, if connection to the detention basin in the Cypress Gardens subdivision is not feasible.
11. All lot and street grading shall be completed prior to the issuance of any building permits. The developer shall enter into an agreement with Public Works that no occupancy shall take place until such time as all improvements are completed.
12. Provide centerline striping for those new roads, which intersect the peripheral streets.
13. The developer shall pay \$134.00 Sheriff Impact fee per single-family home at the time of issuance of the building permit.
14. The developer of the property shall provide a valid ?Can and Will Serve? letter at the time of recordation of the final map stating that the water and sewer connections committed to this subdivision are still available.
15. The Improvement Plans for this subdivision shall show a fence along the northeasterly boundary of the site where the property abuts the Middle Lateral canal reserve. The Improvement Plans shall provide a signature block for MID.
16. *Condition Monitoring* - For the purpose of condition monitoring, a fee in the amount of **\$62.00** shall be required. The fee shall be paid prior to recordation of the Final Map.

VI. CORRESPONDENCE

None

VII. GENERAL BUSINESS

General Plan Steering Committee Meeting will be held today at 1:30 pm in Room 301.

Planning Commission Meeting of July 9, 2003 is cancelled.

VIII. DIRECTOR'S REPORT

None

IX. ADJOURNMENT

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There being no further business, the meeting adjourned at 10:55 a.m.