



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

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**PLANNING COMMISSION AGENDA
REGULAR MEETING OF JULY 12, 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. MAJOR SUBDIVISION APPLICATION NO. MAS04-015 – “Silva Meadows No.2” – Ray Franco** – To subdivide a 19 acre parcel into 16 lots of approximately one acre in size. The project site is located west of Quinley Avenue and north of Moran Avenue on land designated Atwater Rural Residential Center in the General Plan and zoned A-R (Agricultural-Residential). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. JH/ki**

VI. CORRESPONDENCE

VII. GENERAL BUSINESS

The San Joaquin Valley Regional Blueprint is a planning effort envisioned to support long range regional planning. The goal of the Blueprint process is to develop a preferred future growth vision for the San Joaquin Valley region. The public outreach for the planning process has been created with the intent to build a regional vision by developing local and regional collaboration from the bottom up.

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.

MERCED COUNTY PLANNING COMMISSION
MINUTES FOR MEETING OF JULY 12, 2006

A recording on tape and original minutes (for reference purposes only) of the Merced County Planning Commission meeting of July 12, 2006, 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 9:09 a.m., on July 12, 2006, 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: Robert A. Lewis, Development Services Director
 Bill Nicholson, Assistant Development Services Director
 Kim Lewallen, Recording Secretary
 James Holland, Planner III

Legal Staff: Walter Wall, Deputy County Counsel

Commissioners Absent: None

III. APPROVAL OF MINUTES

None

IV. CITIZEN COMMUNICATIONS

None

V. PUBLIC HEARINGS

A. MAJOR SUBDIVISION APPLICATION NO. MAS04-015 – “Silva Meadows No.2” – Ray Franco – To subdivide a 19 acre parcel into 16 lots of approximately one acre in size. The project site is located west of Quinley Avenue and north of Moran Avenue on land designated Atwater Rural Residential Center in the General Plan and zoned A-R (Agricultural-Residential). **TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. JH/kl**

Planner James Holland presented the Staff Report and Recommendation dated July 12, 2006.

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

Duane Andrews, Golden Valley Engineering, asked for approval of this application.

The public hearing closed at 9:17 a.m.

MERCED COUNTY PLANNING COMMISSION

Minutes – July 12, 2006

Page 2

MOTION: M/S TANNER - BUENDIA, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION ADOPTS THE NEGATIVE DECLARATION PREPARED FOR MAJOR SUBDIVISION APPLICATION NO. MAS04-015.

MOTION: M/S TANNER - BUENDIA, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATION DATED JULY 12, 2006, AND MAKES THE 11 FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 11 FINDINGS, APPROVES MAJOR SUBDIVISION APPLICATION NO. MAS04-015 SUBJECT TO THE 13 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

Planning Department

1. The Final Map shall be recorded within two years of the Planning Commission approval date.
2. The developer shall submit a Dust Control Plan to the SJVUAPCD in order to comply with Regulation VIII Rule 8021 for earth moving operations for residential projects greater than 10 acres in size. This plan should provide for the maintenance of daily records. The applicant should refer to the April 2004 U.S. Environmental Protection Agency Region 9 finalized approval of the San Joaquin Valley 2003 PM-10 Plan as meeting the Clean Air Act requirements for serious PM-10 nonattainment areas.
3. Septic system leach fields shall be located a minimum of 20 feet from the MID Stickney Lateral pipeline.
4. The property owner must obtain a 'Non-exclusive License Agreement' for all crossings over or under any MID facilities, including driveways, bridges, utilities and pipelines.
5. The applicant shall pay the Parkland Dedication and/or Improvement fees consistent with Ordinance No. 1090 prior to recording the Final Map.
6. For the purpose of mitigation and/or condition monitoring, a fee in the amount of **\$490.00** shall be required. The fee shall be paid prior to recordation of the Final Map.

Public Works

7. The applicant shall 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, streetlighting, storm drainage system and underground or relocate utilities and irrigation facilities.
8. KT Lane shall be designated KT Avenue and Jeffrey Way shall be designated Jeff Street and Jeff Court pursuant to Section 17.04.050.B of the Merced County Code.

MERCED COUNTY PLANNING COMMISSION

Minutes – July 12, 2006

Page 3

9. The developer shall provide all documentation and pay all fees to annex the property into the Silva Meadows Landscaping and Sewage Maintenance Zone of Benefit No. 268 and the Greenfields by Brooks Street Lighting and Storm Drainage Maintenance Zone of Benefit No. 252 in County Service Area Number One.
10. The applicant shall provide the County with a letter from M.I.D. accepting storm drainage water from this proposed development into their facilities prior to recording the final map.
11. All lot grading shall be completed, all underground improvements shall be installed and aggregate base material on all new streets shall have been rough graded and compacted, 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. 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 Construction Activity Storm Water Hotline at (916) 341-5537, e-mail: stormwater@swrcb.ca.gov, or visit their website at www.swrcb.ca.gov.

Environmental Health

13. Special design onsite sewage treatment systems which release an effluent concentration of less than 10 mg/l of total nitrogen, shall be required. Such systems shall be operated and maintained by the property owner.

VI. CORRESPONDENCE

None

VII. GENERAL BUSINESS

Candice Speelman from Merced County Association of Governments gave a presentation to the Commissioners. The San Joaquin Valley Regional Blueprint has a planning effort envisioned to support long range regional planning. The goal of the Blueprint process is to develop a preferred future growth vision for the San Joaquin Valley region. The public outreach for the planning process has been created with the intent to build a regional vision by developing local and regional collaboration from the bottom up.

VIII. DIRECTOR'S REPORT

None

IX. ADJOURNMENT

There being no further business, the meeting adjourned at 9:34 a.m.