



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

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**PLANNING COMMISSION AGENDA
REGULAR MEETING OF FEBRUARY 14, 2007, 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; Cindy Lashbrook; Lynn Tanner; Rudy Buendia; Steve Sloan, Chairman

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. REVOCATION APPLICATION No. REV06-001 TO REVOKE CONDITIONAL USE PERMIT APPLICATION No. CUP98-025 – Edward and Judith Keegan – To revoke the land use approvals allowing a used car sales lot and auto repair shop on property located at the southwest corner of State Highway 140 and Watts Street in the Planada SUDP and designated Commercial land use in the General Plan and zoned C-2 (General Commercial). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Continued from the January 10, 2007 meeting. JW****
- B. MINOR SUBDIVISION APPLICATION No. MS06-043 - Art Kamangar - To divide a 182.4 acre parcel into 4 parcels. Parcels 1 through 3 equaling 20 acres in size; Parcel 4 equaling 62.4 acres, and a remainder parcel equaling 60 acres. The project site is located at the southeast corner of Mariposa Way and Arboleda Drive in the Merced area, and designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. GB****

- C. **CONDITIONAL USE PERMIT No. CUP06-015 - Rod Espinoza** - To establish a vehicle impound & storage yard on a 1.25 acre parcel on property located at the northeast corner of Broadway and Station Avenue in the Atwater area. The project site is designated Atwater SUDP - Highway Interchange Center and zoned C-2 (General Commercial). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. DG**

- D. **1st EXTENSION No. EXT06-019 TO CONDITIONAL USE PERMIT No. CUP05-024 - Diana Mello** - To extend the expiration date of CUP05-024 from Dec. 7, 2006 to Dec. 7, 2007 to allow additional time to construct a boat storage facility on property located on the north side of Merced Falls Road and east of LaGrange Road in the Snelling area. The project site is designated Agricultural land use in the General Plan and zoned A-2 (Exclusive Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. DG**

- E. **MINOR SUBDIVISION APPLICATION No. MS06-041 - Lyer Farms** - To divide a 123.91 acre parcel into 3 parcels and a remainder parcel consisting of: Parcel 1 = 31.0 acres, Parcel 2 = 31.0 acres, Parcel = 30.0 acres, and Remainder Parcel = 31.91 acres. The project is located on the west side of Whitworth Road, 1.0 mile south of Butts Road in the Gustine area. The project site is designated as Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. BG**

- F. **MINOR SUBDIVISION APPLICATION No. MS06-039 - Henry Te Velde** - To divide a 207 acre parcel into one 30 acre parcel and one 177 acre parcel, for the purpose of separating an existing dairy, on property located on the north side of Meadow Drive and west of West Lane in the Winton area. The project site is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. ON**

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 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.

MERCED COUNTY PLANNING COMMISSION
MINUTES FOR MEETING OF FEBRUARY 14, 2007

A recording on tape and original minutes (for reference purposes only) of the Merced County Planning Commission meeting of February 14, 2007, 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 9:16 a.m., on February 14, 2007, 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 Cindy Lashbrook
 Commissioner Rudy Buendia

Staff Present: Robert Lewis, Development Services Director
 William Nicholson, Assistant Development Services Director
 Kim Anderson, Recording Secretary
 Jeff Wilson, Code Compliance Manager
 Brian Guerrero, Planner I
 Oksana Newmen, Planner II
 David Gilbert, Senior Planner

Legal Staff: Walter Wall, Deputy County Counsel

Commissioners Absent: None

III. APPROVAL OF MINUTES

M/S MOBLEY - BUENDIA, AND CARRIED BY A VOTE OF 5 - 0, THE PLANNING COMMISSION APPROVED THE MINUTES OF JANUARY 24, 2007 WITH A MODIFICATION BEING MADE TO ITEM D- MS06-048 & ZV06-006; THE VOTE SHOULD BE 4-1, NAY BY CHAIRMAN SLOAN.

IV. CITIZEN COMMUNICATIONS

None

V. PUBLIC HEARINGS

A. REVOCATION APPLICATION No. REV06-001 TO REVOKE CONDITIONAL USE PERMIT APPLICATION No. CUP98-025 – Edward and Judith Keegan – To revoke the land use approvals allowing a used car sales lot and auto repair shop on property located at the southwest corner of State Highway 140 and Watts Street in the Planada SUDP and designated Commercial land use in the General Plan and zoned C-2 (General Commercial). THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Continued from the January 10, 2007 meeting. JW

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Code Compliance Manager Jeff Wilson presented the Staff Report and Recommendation dated February 14, 2007.

The public hearing opened at 9:30 a.m.

Judith Keegan, owner, stated that she is in the process of working on the property to get it cleaned up and will continue working on it.

Chairman Sloan asked Mrs. Keegan if an additional 60 days were given to her to allow more time to fully comply, could she have the property finished by then. Mrs. Keegan answered yes.

Commissioner Lashbrook asked if drainage for the oil from the cars is required. Commissioner Mobley asked if the fencing and cleaning up of the property can be done in 60 days. Mrs. Keegan replied that she will do her best to get it fully cleaned up.

The public hearing closed at 9:35 a.m.

MOTION: M/S TANNER - BUENDIA, AND UNANIMOUSLY CARRIED, THE PLANNING COMMISSION AGREES TO CONTINUE REVOCATION APPLICATION No. REV06-001 TO REVOKE CONDITIONAL USE PERMIT APPLICATION No. CUP98-025 TO 60 DAYS TO ALLOW THE APPLICANT AND OWNER TO COMPLY WITH THE CONDITIONS.

- B. MINOR SUBDIVISION APPLICATION No. MS06-043 - Art Kamangar - To divide a 182.4 acre parcel into 4 parcels. Parcels 1 through 3 equaling 20 acres in size; Parcel 4 equaling 62.4 acres, and a remainder parcel equaling 60 acres. The project site is located at the southeast corner of Mariposa Way and Arboleda Drive in the Merced area, and designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. GB****

Planner Oksana Newmen presented the Staff Report and Recommendations dated February 14, 2007.

Commissioner Lashbrook asked if the three 20 acre parcels being split will be used for nursery purposes. Planner Newmen replied that it will still be used as a nursery.

The public hearing opened at 9:40 a.m.

Mike Smith, CCPS, stated that the surrounding area has 5 parcels of 20 acres or less. The back portion of the property has nursery trees, but is mostly vacant.

Chairman Sloan asked if the property will be irrigated independently. Mr. Smith answered that Merced Irrigation District is the provider for the property.

The public hearing closed at 9:44 a.m.

MOTION: M/S TANNER - BUENDIA, AND CARRIED BY A VOTE OF 4 - 1, NAY BY COMMISSIONER LASHBROOK, THE PLANNING COMMISSION EXEMPTS MINOR SUBDIVISION APPLICATION No. MS06-043, FROM CEQA.

MOTION: M/S TANNER - BUENDIA, AND CARRIED BY A VOTE OF 4 - 1, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATION DATED FEBRUARY 14, 2007, AND MAKES THE 15 FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 15 FINDINGS, APPROVES MINOR SUBDIVISION APPLICATION No. MS06-043 SUBJECT TO THE 10 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

1. A parcel map, including all parcels involved, shall be recorded within two (2) years of the Planning Commission approval date as required by the Subdivision Map Act and Merced County Subdivision Code.
2. A Right-to-Farm Certificate shall be placed on the parcel map notifying the potential buyers of the resulting parcels that the subject property is in the vicinity of active farming operations and residents may be subject to inconveniences or discomforts resulting from the pursuit of agricultural operation.
3. The project shall comply with the standard conditions of approval as adopted in Planning Commission Resolution No. 97-1.
4. The applicant shall comply with all applicable County, State and Federal regulations.
5. Any additional homes shall be built outside of a 1,000 foot buffer from the dairy location, which is directly east of the project site. This condition shall be required unless the dairy owner gives written permission for locating the offsite residence closer than one thousand (1,000) feet, or the Planning Commission approves a waiver of the setback requirement when it can be determined the new offsite residence meets specific criteria .

Merced Irrigation District Conditions:

6. The applicant will not discharge any drainage water from the property into MID facilities.
7. MID irrigation water delivery be ensured to all new parcels and an irrigation easement be provided from the existing irrigation delivery gate currently serving the whole property if there is not an irrigation delivery located within each new parcel.
8. An appropriate crossing agreement is required because portions of new parcel 4, and the remainder, are landlocked. As an option the applicant may negotiate for the purchase of said fee strip from the MID in lieu of the crossing agreement.

Merced County Public Works – Road Division:

9. To complete the property owner's half of a 80-foot right-of-way width the property owner shall dedicate to the County of Merced, annotated on the parcel map, an additional 20 feet of road right-of-way along the entire frontage of Arboleda Drive. This shall include a 50 foot radius curve (fillet) at the southeasterly corner of Arboleda Drive and Mariposa Way.
10. The property owner shall dedicate, notated on the parcel map, the existing 30 feet of right-of-way width on Mariposa Way which fronts the property east of center section line of Section 7, T8S, R15E, MDB&M.

- C. CONDITIONAL USE PERMIT No. CUP06-015 - Rod Espinoza** - To establish a vehicle impound & storage yard on a 1.25 acre parcel on property located at the northeast corner of Broadway and Station Avenue in the Atwater area. The project site is designated Atwater SUDP - Highway Interchange Center and zoned C-2 (General Commercial). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. DG**

Senior Planner David Gilbert presented the Staff Report and Recommendation dated February 14, 2007. He stated that a letter was received from the City of Atwater.

The public hearing opened at 9:51 a.m.

Mo Khatsami, City of Atwater, asked for a continuance of this application to allow the City of Atwater to work with the Planning Department to come up with a compromise on the tax sharing agreements.

Chairman Sloan asked if there are other problems such as road improvements. Mr. Khatsami replied that the project needs to meet City standards, but they are not connected to the City sewer and water.

Michael Cobain, Merced Mutual Insurance Company and located west of the property, stated that he is concerned with the used car lot. He asked if the cars will be inoperable or operable on the property. He is concerned with the beautification of the area. He does not want to see a wrecking yard. The applicants are good neighbors, but he is concerned with the possibility of junk vehicles on the property and feels there will be a problem with pollution in the water wells.

Commissioner Mobley asked Mr. Cobain if he is concerned with his business being near the vehicle impound and storage yard business. Mr. Cobain replied yes. Mr. Cobain handed out pictures of his property and the applicants property to the Commissioners.

Bill Nicholson, Assistant Development Services Director, explained that the area is zoned for Commercial, but the applicants business would be considered Heavy Commercial. The approach would be to use the County guides with the Cities development standards.

Rod Espinoza, applicant, understands the concerns of the neighbor. He is trying to keep the property clean and stated that oil pans are used for the vehicles. Chairman Sloan asked if any cars are taken to the other wreck yards. Commissioner Lashbrook asked if impounds take place from 8am to 5 pm, and are vehicles sold on the weekends. The applicant replied stated that the cars are only allowed on the property for a certain amount of time before they are transferred to a junk yard.

Harry Strawbridge, owner of the property, understands the concerns of the neighbor. He states that there are no sales of parts and the vehicles are temporarily stored on the facility. They are trying to do a good job and keep the property clean.

Chairman Sloan would like to see the property from becoming a nuisance and wants the property to look decent. Mr. Strawbridge would like to use the City of Atwater hookups since he currently has no service available. He also stated that the applicant is aware that the lease will be terminated in there are oil leaks into the soil.

Carol Waits, resident on Station Avenue, behind the subject property, stated that her concern is with the noise. She would prefer not to have this business there if the property was not being kept up.

Mr. Khatsami stated that this type of business should be in an industrial area since the surrounding area is mainly residential.

Chairman Sloan asked if this area is zoned Commercial. Mr. Khatsami stated that the property is zoned Light Commercial. He states that City of Atwater is opposed to this application.

The public hearing closed at 10:25 a.m.

The Planning Commissioners agreed to continue this application to the March 14, 2007 meeting to allow the Planning Staff to meet with the City of Atwater.

10 MINUTE BREAK

- D. 1st EXTENSION No. EXT06-019 TO CONDITIONAL USE PERMIT No. CUP05-024 - Diana Mello - To extend the expiration date of CUP05-024 from Dec. 7, 2006 to Dec. 7, 2007 to allow additional time to construct a boat storage facility on property located on the north side of Merced Falls Road and east of LaGrange Road in the Snelling area. The project site is designated Agricultural land use in the General Plan and zoned A-2 (Exclusive Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. DG****

Senior Planner David Gilbert presented the Staff Report and Recommendation dated February 14, 2007.

The public hearing opened at 10:43 a.m.

No one spoke in favor or opposition to this application.

The public hearing closed at 10:44 a.m.

MOTION: M/S TANNER – BUENDIA, AND UNANIMOUSLY CARRIED, THE PLANNING COMMISSION EXEMPTS 1st EXTENSION No. EXT06-019 TO CONDITIONAL USE PERMIT No. CUP05-024, FROM CEQA.

MOTION: M/S TANNER - BUENDIA, AND UNANIMOUSLY CARRIED, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATION DATED FEBRUARY 14, 2007, APPROVES 1st EXTENSION No. EXT06-019 TO CONDITIONAL USE PERMIT No. CUP05-024 SUBJECT TO THE 11 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

Planning & Community Development Department

1. Conditional Use Permit Application No. 05024 is approved to construct two buildings totaling 21,600 square feet for boat storage. This use shall be located, developed and operated in a manner as described on the approved plot plan. Minor modifications may be approved by the Planning Director.
2. The Planning & Community Development staff shall review the building plans prior to issuance of a building permit. Handicap accessibility to the buildings from the parking areas shall be provided and shown on the approved building permit plans.
3. The property owner shall designate parking spaces around the bait shop building. One driveway approach shall be designated on the property to the bait shop and boat storage facility from Merced Falls Road.
4. The property owner shall provide a Knox Box lock access to the Fire Department and install a water storage tank for fire fighting purposes.
5. Conditional Use Permit Application No. CUP05-024 shall be extended for one year to expire on December 7, 2007 for the purpose of obtaining building permits and starting construction of the boat storage facility. After one year if the boat storage facility is not constructed the conditional use permit shall become automatically null and void without further action. The Planning Commission may extend the Permit if a request is filed by the property owner prior to its expiration.
6. The project shall be subject to any all development impact fees adopted by the County according to law. Said fees shall be collected at the Building Permit Stage.
7. Construction plans for building permits shall include the following note for noise control: The applicant shall ensure that construction hours shall be limited to the daytime hours between 7:00 a.m. and 6:00 p.m., and all construction equipment shall be properly muffled and maintained. Placement of this note on construction plans shall be conducted on a random basis by the County Planning Department.
8. The property owner shall install landscaping at least 10 feet in width along the wrought fence in front of the boat storage facility. Three copies of the landscape and irrigation plans prepared by a licensed landscape architect/contractor shall be submitted for review and approval by the Planning Director prior to the issuance of Building Permits. Landscaping and irrigation, in compliance with the approved plans, shall be installed prior to Final Inspection or issuance of a Certificate of Occupancy by the County Building Division.
9. All landscaping and parking areas shall be maintained throughout the life of this

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permit.

10. The site shall be maintained and in a neat and orderly manner at all times. All junky or inoperable vehicles shall be removed from the site.
11. Security lighting shall be provided around the boat storage buildings. The lighting shall be hooded and directed downward and into the project site. No glare or direct light shall emanate from the project area. This shall be monitored by the County Public Works Department and Planning Departments. All on-site lighting shall be energy efficient, stationary and directed away from adjoining properties and public rights-of-way.

E. MINOR SUBDIVISION APPLICATION No. MS06-041 - Iyer Farms - To divide a 123.91 acre parcel into 3 parcels and a remainder parcel consisting of: Parcel 1 = 31.0 acres, Parcel 2 = 31.0 acres, Parcel = 30.0 acres, and Remainder Parcel = 31.91 acres. The project is located on the west side of Whitworth Road, 1.0 mile south of Butts Road in the Gustine area. The project site is designated as Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. BG**

Planner Brian Guerrero presented the Staff Report and Recommendation dated February 14, 2007.

Commissioner Lashbrook asked if the property to the north is being actively farmed. Planner Guerrero replied that most of the area is farmed.

The public hearing opened at 10:50 a.m.

John Latta, Gustine resident, stated that he has farmed all his life. He is 1 mile from the Iyer Farms. He feels that the Iyer's are manipulating the A-1 zoning.

Larry Bowers, BCA, stated that this property is being divided for family purposes only. He also stated that the division line is along the cropping lines.

Jeff Lolinquist, Oakdale, CA resident, and owner of the property to the north of the applicant, states that there is no access to the subdivision and no encroachment.

The public hearing closed at 10:56 a.m.

Commissioner Lashbrook asked if this project is exempt from the Williamson Act. Planner Guerrero replied that this property is not under the Williamson Act contract.

MOTION: M/S TANNER - MOBLEY, AND CARRIED BY A VOTE OF 4 - 0, WITH COMMISSIONER LASHBROOK ABSTAINING FROM THE VOTE, THE PLANNING COMMISSION EXEMPTS MINOR SUBDIVISION APPLICATION No. MS06-041 FROM CEQA.

MOTION: M/S TANNER – MOBLEY, AND CARRIED BY A VOTE OF 4 - 0, WITH COMMISSIONER LASHBROOK ABSTAINING FROM THE VOTE, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATION DATED FEBRUARY 14, 2007, AND MAKES THE 8 FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 8 FINDINGS, APPROVES MINOR SUBDIVISION APPLICATION No. MS06-041

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SUBJECT TO THE 5___ CONDITIONS WITH CONDITION #5 BEING MODIFIED AS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

Planning & Community Development Department

1. A parcel map, including all parcels involved, shall be recorded within two (2) years of the approval date, as required by the Subdivision Map Act and Merced County Subdivision Code.
2. The applicant shall comply with all applicable County, State and Federal regulations.
3. A Right-to-Farm Certificate shall be recorded prior to issuance of any building permits to notify subsequent occupants of the inconveniences of farming operations and the priority to which Merced County places on such operations.

Del Puerto Water District

4. An irrigation easement shall be required and shown on the parcel map so that all parcels will have irrigation.
5. The applicant shall enter into agreement with the Del Puerto Water District for each individual parcel upon division for the distribution of water.

- F. MINOR SUBDIVISION APPLICATION No. MS06-039 - Henry Te Velde - To divide a 207 acre parcel into one 30 acre parcel and one 177 acre parcel, for the purpose of separating an existing dairy, on property located on the north side of Meadow Drive and west of West Lane in the Winton area. The project site is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. ON****

Planner Oksana Newmen presented the Staff Report and Recommendation dated February 14, 2007.

The public hearing opened at 11:06 a.m.

Duane Andrews, Golden Valley Engineering, stated that this property is separated by a bluff. The purpose for the split is for a family member. Part of the split is for the dairy and there is good access already. He asked for approval of this application. Mr. Andrews provided a map to the Commissioners showing the access to the property. He requested a change made to the final parcel map regarding the access.

The public hearing closed at 11:09 a.m.

MOTION: M/S MOBLEY - BUENDIA, AND UNANIMOUSLY CARRIED, THE PLANNING COMMISSION EXEMPTS MINOR SUBDIVISION APPLICATION No. MS06-039 FROM CEQA.

MOTION: M/S MOBLEY - BUENDIA, AND UNANIMOUSLY CARRIED, THE PLANNING COMMISSION CONCURS WITH THE STAFF REPORT AND RECOMMENDATION DATED FEBRUARY 14, 2007, AND MAKES THE 11 FINDINGS SET FORTH IN THE STAFF REPORT AND, BASED ON THOSE 11 FINDINGS, APPROVES MINOR SUBDIVISION APPLICATION No. MS06-039

SUBJECT TO THE 8 CONDITIONS SET FORTH IN THE STAFF REPORT AS FOLLOWS:

Conditions:

Planning & Community Development Department

1. A parcel map, including all parcels involved, shall be recorded within two (2) years of the Planning Commission Approval date, as required by the Subdivision Map Act and Merced County Subdivision Code.
2. The applicant shall comply with all applicable County, State and Federal regulations.
3. A Right-to-Farm Certificate shall be placed on the parcel map notifying the potential buyers of the resulting parcels that the property is in the vicinity of active farming operations and residents may be subject to inconveniences or discomforts resulting from the pursuit of agricultural operation, consistent with Ordinance No. 1213.

Department of Public Works/Road Division

4. To complete the property owner's half of a 60-foot right-of-way; the property owner shall dedicate to the County of Merced, annotated on the parcel map, a 5-foot width of road right-of-way along the entire frontage of Meadow Drive.
5. Prior to the recordation of the parcel map, the property owner/applicant shall obtain an encroachment permit from the Merced County Department of Public Works/Road Division and construct a rural agricultural type driveway approach. The said driveway approach shall be constructed to the Department of Public Works/Road Division requirements.
6. Prior to recordation of the parcel map, the property owner should install a street light at the access easement off of Meadow Drive. The cost of operating and maintaining the street light shall be paid by the property owner, not the County.

Merced Irrigation District

7. That applicant will not discharge any drainage water from the property into MID facilities.
8. That MID irrigation water delivery be ensured to all new parcels and an irrigation easement be provided from the existing irrigation delivery gate currently serving the whole property if there is not an irrigation delivery located within each new parcel.

VI. CORRESPONDENCE

None

VII. GENERAL BUSINESS

General Plan Update - There are 6 different focus groups that will start meeting in April 2007. There will also be five community workshops to discuss the General Plan update.

VIII. DIRECTOR'S REPORT

None

IX. ADJOURNMENT

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There being no further business, the meeting adjourned at 11:22 a.m.