



**PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT**

**Robert A. Lewis**  
*Development Services Director*

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

Equal Opportunity Employer

**PLANNING COMMISSION AGENDA  
REGULAR MEETING OF MARCH 26, 2008, 9:00 A.M.  
2222 "M" ST., THIRD FLOOR, BOARD CHAMBERS, MERCED, CA 95340**

This Agenda and all supporting documentation for each hearing item is available online at [www.co.merced.ca.us/planning/plancomarchive.html](http://www.co.merced.ca.us/planning/plancomarchive.html)

Members of the public are advised that all pagers, cellular telephones and any other communication devices are to be turned off upon entering the Board Chambers.

**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. 1<sup>st</sup> MODIFICATION No. MM07-025 TO CONDITIONAL USE PERMIT No. CUP05-031 AND MINOR DEVIATION No. MD08-004 - Merced County Housing Authority - To revise the approved site development plan for the Felix Torres Housing Center by allowing construction of the previously approved child care facility on the southeast corner of the site and to reduce the required front yard setback for three proposed buildings. The property is located on the west side of Plainsburg Road, approximately one quarter mile north of the Planada SUDP Boundary. It is designated Agricultural in the General Plan and zoned A-1 (General Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. This item was continued from the February 27, 2008 meeting. JH****

**B. 1<sup>st</sup> EXTENSION No. EXT08-003 TO MAJOR SUBDIVISION APPLICATION No. 05010 - "Mancebo Estates" - To divide a 7.6 acres into six (6) one acre lots, and a 0.86 acre storm basin located east of Gurr Road, approximately 200 feet north of Bronco Lane in the Merced area and designated as Agricultural-Residential in the General Plan and zoned A-R (Agricultural Residential). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE EXTENSION. DG****

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- C. **CONVEY AND COMBINE MINOR SUBDIVISION APPLICATIONS No. MS08-003 AND No. MS08-004 - Pete Pedrelli** - To divide a 106.41 acre parcel into 2 parcels: Parcel 1 = 41.86 acres and Parcel 2 = 64.55 acres. After the initial division is recorded, the next step is to create a 5.0 acre home-site parcel from the 64.55 acre parcel and to convey and combine the remaining 59.55 acres with the adjacent 41.86 acre parcel under the same ownership, resulting in a 101.41 acre parcel. The project is located on the north side of Lincoln Road and east side of Orchard Way in the El Nido 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. DG**
  
- D. **1<sup>st</sup> EXTENSION No. EXT08-004 TO ADMINISTRATIVE APPLICATION No. AA06-079 - Santa Rita Farms LLC (Gallo)** - To extend for one year the deadline to construct an Anaerobic Digestion System which manages dairy bio-solids more effectively and produces a propane substitute as a by-product on an existing dairy located on the west side of Bert Crane Road, approximately 1 mile south of Highway 140 in the Atwater 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 EXTENSION. BG**
  
- E. **MINOR SUBDIVISION APPLICATION No. MS07-058 - Chris Robinson** - To divide a 1,027.20 acre parcel into 3 parcels and a remainder resulting in parcel sizes of: Parcel 1 = 198.63 acres; Parcel 2 = 343.18; Parcel 3 = 165.25 acres, and Remainder Parcel = 320.14 acres under a parcel map waiver on property located on the east side of Highway 59, approximately 1/2 mile north of Youd Road in the Snelling area. The project site is designated Agriculture land use in the General Plan and zoned A-2 (Exclusive Agriculture). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. This item was continued from the March 10, 2008, Hearing Officer meeting, then referred to the Snelling MAC meeting of March 12, 2008, and scheduled for this Planning Commission meeting. DG**

VI. **CORRESPONDENCE**

VII. **GENERAL BUSINESS**

VIII. **DIRECTOR'S REPORT**

IX. **ADJOURNMENT**

## APPEALS

Any person may appeal any action of the 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, and for subdivisions, the deadline is the following Monday at 5:00 pm. Please note that appeals may not be submitted on days that the County is officially closed.

Appeals of Development Services 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.