



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

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Equal Opportunity Employer

**PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 14, 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

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. CONDITIONAL USE PERMIT APPLICATION No. CUP06-014 - Thoreson Sand Mine - To excavate and remove approximately 75,000 cubic yards of sand material being a 7 acre portion of a 35 acre parcel over a five year period, and to reclaim the property back to grazing lands. The property is located on the south side of El Capitan Way and approximately 0.5 miles west of Santa Fe Drive in the Cressey area on land 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. ON**

B. CONDITIONAL USE PERMIT APPLICATION No. CUP08-002 - Brett Tate – To establish an 1,800 sq. ft. micro-brewery with any on-premise consumption and sells being strictly prohibited east of Mahoney Road, approximately 1/2 mile south of Riverside Avenue in the Hilmar area. The property is designated as Agricultural land use in the Merced County General Plan and zoned A-1 (General Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. LF**

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- C. **1ST EXTENSION No. EXT08-007 TO MAJOR SUBDIVISION APPLICATION No. MAS05-013 – “Lands of Mercado” - Manuel Mercado** - To extend the expiration date of the tentative subdivision map for one year to March 22, 2009. The property is located on the west side of Hinton Avenue, 300 feet north of August Avenue in the Delhi area. The project site is designated Delhi Community Plan - Low Density Residential land use in the General Plan and zoned R-1-5000 (Single Family Residential). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE EXTENSION. JF**
- D. **MAJOR SUBDIVISION APPLICATION No. MAS06-011 - "Lucca Villas" - Pietro Bandoni** - To divide 22.2 acres into 17 single family residential lots ranging from 1.0 acres to 1.97 acres in size. The project is located on the east side of Leeds Road, 1,450 feet north of Olive Avenue in the Merced area. The project site is designated Merced Rural Residential Center #1 Agricultural Residential land use in the General Plan and zoned A-R (Agricultural-Residential). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. DG**
- E. **MAJOR SUBDIVISION APPLICATION No. MAS08-002 - "Castle Commerce Center # 2"** - To divide 508.59 acres into eight (8) parcels consisting of: Parcel A = 1.19 acres, Parcel B = 1.45 acres, Parcel C = 1.64 acres, Parcel D = 2.85 acres, Parcel E = 3.96 acres, Parcel F = 4.73 acres, Parcel G = 1.16 acres, Parcel H = 0.61 acres with a Remainder Parcel of 491.0 acres. The project is located at the northeast corner of Santa Fe Drive and Buhach Road in the Atwater area. The project site is designated Castle SUDP land use in the General Plan and zoned SPZ (Special Planning Zone). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. DG**
- F. **PARCEL MAP WAIVER MINOR SUBDIVISION APPLICATION No. MS08-008 - Four S Land & Cattle Co** - To divide 1,664.1 acres into three parcels and a remainder parcel of: Parcel 1 = 160 acres, Parcel 2 = 216 acres, Parcel 3 = 369.6 acres with a Remainder Parcel of 918.5 acres. The property is located on the north and south sides of Greenhouse Road, 2 miles west of Dan McNamara Road in the Livingston 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**
- G. **ADMINISTRATIVE APPLICATION No. AA07-092 - John Oliveira** - To operate 10 trucks and associated trailers for agricultural hay hauling on property located north of Johnson Avenue, 1/2 mile west of Golf Link Road in the Hilmar area and 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. BK**
- H. **VILLAGES OF LAGUNA SAN LUIS COMMUNITY PLAN - CP07-002 - Merced County** - To recommend Certification of the Final Environmental Impact Report (FEIR); Adoption of the Villages of Laguna San Luis Community Plan; Amendment of the Merced County General Plan; Related Re-zonings; and withdrawal of lands from the Merced County Agricultural Preserve, in an area generally located east of the San Luis Recreation Area, West of Interstate 5 and extending approximately two miles south and one mile north of State Highway 152. **TO RECOMMEND THE BOARD OF SUPERVISORS CERTIFY THE ENVIRONMENTAL IMPACT REPORT AND APPROVE, MODIFY OR REJECT THE PROPOSED COMMUNITY PLAN AND ACTIONS. BK**

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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.