



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

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Equal Opportunity Employer

**PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 13, 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. Appeal Application No. APEA08-002 for Minor Modification No. MM08-008
Robert Garcia - To appeal the Planning and Community Development Director's
decision that construction of a proposed 12,500 square foot sweet potato storage
building, as an addition to the previously approved agricultural-industrial
buildings, is not eligible for exemption from the California Environmental Quality
Act (CEQA) and that preparation of an Initial Study is necessary. The project site
is located at the corner of Westside Boulevard and Dwight Way in the Livingston
area, designated Agricultural land use in the General Plan and zoned A-1
(General Agricultural). **THE ACTION REQUESTED IS TO UPHOLD OR DENY
THE APPEAL CONCERNING THE LEVEL OF CEQA REVIEW. JH****

- B. Minor Subdivision Application No. MS08-010 – MANROOP PUREWAL** - To subdivide a 240.8 acre parcel into 6 parcels, each being approximately 40 acres in size. The project site is located at the southeast corner of Plainsburg Rd & Mission Ave in the Planada area, 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. JH**
- C. Minor Subdivision Application No. MS08-015 - Bruce & Barbara Burroughs** - To merge and re-subdivide 3 parcels totaling 516.5 acres into 3 parcels, resulting in parcel sizes of Parcel # 1 = 184 acres, Parcel # 2 = 160 acres and Parcel # 3 = 172.5 acres on the same 516.5 acres, equaling no additional parcels (The project was formerly advertised as a re-subdivision of 5 parcels into 3 parcels). The property is located on the north and south sides of Monte Vista Ave (extended) and 2 miles east of Looney Rd in the Denair area. The subject property is designated Agricultural land use in the General Plan and is zoned A-2 (Exclusive Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. ON**
- D. 2nd Extension to Major Subdivision Application No. MAS03-012- Extension Application No. EXT08-014 - San Luis Ranch LP** - To extend for one year the expiration date of the tentative subdivision map for Major Subdivision No. MAS03-012 - "SAN LUIS RANCH - PHASE 1" from June 22, 2008 to June 22, 2009, on property located east of Hwy 33 north of the Delta Mendota Canal in the Santa Nella area. The project site is designated Santa Nella Community Plan - Low Density Residential land use in the General Plan and is zoned R-1-5000 (Single Family Residential). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. BG**
- E. 2nd Extension to Major Subdivision Application No. MAS05-008 - Extension Application No. EXT08-015 - San Luis Ranch LP** - To extend the expiration date of the subdivision tentative map for Major Subdivision No. MAS05-008 - "SAN LUIS RANCH - PHASE 2" for one year, from Aug. 24, 2008 to Aug. 24, 2009, on property located east of Hwy 33 and north of Delta Mendota Canal in the Santa Nella area. The subject property is designated Santa Nella Community Plan - Low Density Residential land use in the General Plan and is zoned R-1-5000 (Single Family Residential). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. BG**

- 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.