



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

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Equal Opportunity Employer

**PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 27, 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. Minor Subdivision Application No. MS07-048 - Lawrence Cattle Company**
-To re-divide two existing parcels totaling 179.66 acres into six parcels. Parcels 1, 2 and 3 = 23.5 acres in size, Parcel 4 = 41 acres, Parcel 5 = 43 acres and Parcel 6 = 25.2 acres. The project is located on Deep Well Rd, one mile south of Henry Miller Ave in the Los Banos area. The property 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. JH**

- B. Minor Subdivision Application No. MS08-016 - Livingston Farmers Association** - To re-divide two existing parcels totaling 73.87 acres into two parcels and a remainder parcel. Parcel 1 = 22 acres, Parcel 2 = 2.71 acres and Remainder Parcel = 49.87 acres. The project is located at the southwest corner of Eucalyptus Ave & Sultana Dr in the Livingston area. The property 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. JH**

- C. Minor Subdivision Application No. MS08-017 - Art Ramos / Steve LaSalvia / Robert Teicheira** - To divide 80 acres into two parcels, being 40 acres each. The project is located west of Ortigalita Rd., approximately 1/4 mile north of Cactus Dr. in the Los Banos area. The property 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. JF**

- D. 1st Extension Application No. EXT08-024 TO Major Subdivision Application No. MAS06-006 - "Santa Nella Village 1 & 2 - West" - D.R. Horton Inc.** - To extend the tentative map for one year to Aug. 9, 2009, on a project located on the west side of Hwy 33, 300 feet south of San Luis Ave. The property is designated Santa Nella SUDP - Low Density Residential land use and zoned R-1 (Single Family Residential). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. JF**

VI. CORRESPONDENCE

VII. GENERAL BUSINESS

VIII. DIRECTOR'S REPORT

- A. Presentation on the process of conducting environmental review on active projects submitted for review by the Planning and Community Development Department. ON**

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.