



PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

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STAFF REPORT

DATE: APRIL 23, 2008

TO: PLANNING COMMISSION

THROUGH: ROBERT A. LEWIS, DEVELOPMENT SERVICES DIRECTOR

FROM PROJECT PLANNER: ROBERT KING, SENIOR PLANNER *RK*

PROJECT NO: HILMAR COMMUNITY PLAN UPDATE

APPLICANT: MERCED COUNTY

APPLICATION REQUEST: TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) AND ADOPT, MODIFY OR REJECT THE HILMAR COMMUNITY PLAN UPDATE, RELATED RE-ZONINGS, AND TO AMEND THE MERCED COUNTY AGRICULTURAL PRESERVE.

LOCATION/SITUS: AN AREA GENERALLY LOCATED EAST OF SCHOLAR WAY, WEST OF TURLOCK IRRIGATION DISTRICT (TID) LATERAL 7, AND EXTENDING ¼ MILE NORTH OF AMERICAN AVE. AND ¼ MILE SOUTH OF GEER AVE.

SUPERVISORIAL DISTRICT: 4 – DEIDRE KELSEY

MUNICIPAL ADVISORY COUNCIL: HILMAR

I. PROJECT DESCRIPTION

Adoption of the Hilmar Community Plan Update, an amendment of the Merced County General Plan; related re-zonings; and withdrawal of land from the Merced County Agricultural Preserve.

II. SUMMARY OF RECOMMENDATION

Recommend to the Board of Supervisors that they certify the Final Environmental Impact Report (FEIR) as per the requirements of the California Environmental Quality Act (CEQA) based on the analysis in **Section VII Environmental Review** of this report and; adopt the Hilmar Community Plan Update, an amendment of the Merced County General Plan; approve rezoning consistent with the new Community Plan; and withdraw land from the Merced Agricultural Preserve; based on the Findings and Proposed Plan Revisions in **Section IX Required Action** of the staff report.

III. BACKGROUND

A. 1982 Hilmar Community Specific Plan

The existing Hilmar Community Specific Plan was adopted 1982 and when the population was about 1,800 persons. That plan also projected a population of approximately 4,000 persons by the year 2000, less than the actual population of 4,800 according to 2000 Census, and currently estimated to be nearly 6,000 persons. Since 1982, amendments to the Hilmar Specific Urban Development Plan (SUDP) Map resulted in a growth, mostly to the north and west of the original Plan boundary.