



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

Robert A. Lewis Director

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DATE: MAY 14, 2008
TO: PLANNING COMMISSION
PROJECT PLANNER: DAVE GILBERT, SENIOR PLANNER
PROJECT NO.: MAJOR SUBDIVISION APPLICATION NO. MAS08-002 "CASTLE COMMERCE CENTER #2"
PROPERTY OWNER: COUNTY OF MERCED
APPLICANT: FEDERAL DEVELOPMENT, LLC
REPRESENTATIVE: BENCHMARK ENGINEERING
REQUEST: TO DIVIDE 508.59 ACRES INTO EIGHT PARCELS AND A REMAINDER PARCEL 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 = .61 ACRES, AND REMAINDER PARCEL = 491 ACRES.
LOCATION: NORTHEAST CORNER OF SANTA FE DRIVE AND BUHACH ROAD IN THE ATWATER AREA.
APNS: 005-070-030, 005-090-001, 052-180-005 & 007, 052-190-011, 052-200-016, & 052-210-089
SUPERVISORIAL DISTRICT: 3 - MIKE NELSON
MUNICIPAL ADVISORY COUNCIL: N/A

The following table indicates the General Plan, Zoning and Current Land Use designations of the parcel on-site and the adjacent parcels generally to the north, east, south and west of the application request:

Table with 3 columns: General Plan, Zoning, Current Land Use. Rows include On-Site, North, East, South, West with corresponding designations like Castle SUDP, SPZ, Agricultural, etc.

I. PROJECT DESCRIPTION:

The proposal is to divide 508.59 acres into eight (8) parcels and a remainder parcel. The parcels range in area from .61 acres to 491 acres. The project site is designated as Castle SUDP land use in the General Plan and zoned Special Planning Zone (SPZ). The project