



**PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT**

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**STAFF REPORT**

**DATE:** MAY 14, 2008

**TO:** PLANNING COMMISSION

**PROJECT PLANNER:** DAVID GILBERT, SENIOR PLANNER DB

**PROJECT NO:** MINOR SUBDIVISION/PARCEL MAP WAIVER APPLICATION NO. MS08-008

**PROPERTY OWNER:** 4-S LAND & CATTLE COMPANY

**APPLICANT:** SAME AS PROPERTY OWNER

**REPRESENTATIVE:** GOLDEN VALLEY ENGINEERING

**REQUEST:** TO DIVIDE 1,664.1 ACRES INTO 3 PARCELS AND A REMAINDER PARCEL OF: PARCEL D = 160.0 ACRES, PARCEL E = 216.0 ACRES, PARCEL F = 369.6 ACRES, AND REMAINDER PARCEL = 918.5 ACRES.

**LOCATION/ SITUS:** NORTH AND SOUTH SIDES OF GREEN HOUSE ROAD, 2 MILES WEST OF DON MCNAMARA ROAD IN THE LOS BANOS AREA.

**APN(s):** 049-220-016, 020 & 049-240-017

**SUPERVISORIAL DISTRICTS:** 5 – O'BANION

**MUNICIPAL ADVISORY COUNCIL:** NONE

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

	<b>General Plan</b>	<b>Zoning</b>	<b>Current Land Use</b>
<b>On-Site:</b>	Agricultural	A-2	Row Crops/Wetlands
<b>North:</b>	Agricultural	A-2	Range Land/Wetlands
<b>East:</b>	Agricultural	A-2	Row Crops/Wetlands
<b>South:</b>	Agricultural	A-2	Row Crops/Wetlands
<b>West:</b>	Agricultural	A-2	Range Land/Wetlands

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**I. PROJECT DESCRIPTION:**

To divide 1,664.1 acres into three parcels and a remainder parcel of: Parcel D = 160.0 acres, Parcel E = 216.0 acres, Parcel F = 369.6 acres, and Remainder Parcel 918.5 acres. The project is located on the north and south sides of Green House Road, 2 miles west of Dan McNamara Road in the Atwater area. The project site is designated as Agricultural land use in the General Plan and zoned A-2 (Exclusive Agricultural).