



PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

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STAFF REPORT

DATE MAY 14, 2008

TO PLANNING COMMISSION

PROJECT PLANNER ROBERT KING, SENIOR PLANNER *RK*

PROJECT NO COMMUNITY PLAN CP07-002, ZONE CHANGE ZC07-006, AND AGRICULTURAL PRESERVE AMENDMENT APA07-001, **VILLAGES OF LAGUNA SAN LUIS COMMUNITY PLAN**

APPLICANT MERCED COUNTY

APPLICATION REQUEST TO REDESIGNATE 6,214 ACRES FROM AGRICULTURAL TO A VARIETY OF URBAN AND OPEN SPACE LAND USE DESIGNATIONS WITHIN THE VILLAGES OF LAGUNA SAN LUIS COMMUNITY PLAN BOUNDARY, ADOPT THE COMMUNITY PLAN, APPROVE RELATED RE-ZONINGS, AND AMEND THE MERCED COUNTY AGRICULTURAL PRESERVE

LOCATION/SITUS AN AREA GENERALLY LOCATED EAST OF THE SAN LUIS RECREATION AREA, WEST OF INTERSTATE 5, AND EXTENDING APPROXIMATELY TWO MILES SOUTH AND ONE MILE NORTH OF STATE HIGHWAY 152

SUPERVISORIAL DISTRICT 5 - O'BANION

MUNICIPAL ADVISORY COUNCIL N/A

I. PROJECT DESCRIPTION

Adoption of the Villages of Laguna San Luis Community Plan, 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 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; approve, modify or reject the Villages of Laguna San Luis Community Plan, an amendment of the Merced County General Plan; rezoning consistent with the new community plan; and withdrawal of 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. Villages Laguna San Luis Community Plan Setting

The project site is located in the western portion of Merced County, approximately 5 miles west of the City of Los Banos. The project site consists of approximately 6,214 acres of open space, agricultural land, and urban development at the intersection of State Route (SR) 152 and SR 33. Interstate 5 (I-5) borders the eastern edge of the project site. The project site is adjacent to open