



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Robert A. Lewis Director

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STAFF REPORT

DATE: MAY 28, 2008
TO: PLANNING COMMISSION
PROJECT PLANNER: DAVE GILBERT, SENIOR PLANNER
PROJECT NO: MINOR SUBDIVISION APPLICATION NO. MS08-009
APPLICANT: KEN MENDONCA
PROPERTY OWNER: KEN MENDONCA
REPRESENTATIVE: LARRY BOWERS - BEDESEN-CARDOZA & ASSOCIATES
APPLICATION REQUEST: TO DIVIDE 52.7 ACRES INTO 2 PARCELS OF: PARCEL 1 = 20.0 ACRES AND PARCEL 2 = 32.7.
LOCATION/SITUS: SOUTH SIDE OF DENTON & LEAK ROAD, 3,900 FEET WEST OF INDIANA AVENUE IN THE DOS PALOS AREA (6585 WEST DENTON & LEAK ROAD).
APN: 086-100-018
SUPERVISORIAL DISTRICT: 5 - JERRY O'BANION
MUNICIPAL ADVISORY COUNCIL: NONE

The following table indicates the designations for General Plan, Zoning, and current land use of the adjacent parcels:

Table with 4 columns: GENERAL PLAN, ZONING, CURRENT LAND USE. Rows include ON SITE, NORTH, EAST, SOUTH, WEST.

I. PROJECT DESCRIPTION

Minor Subdivision Application No. MS08-009 proposes to divide 52.7 acres into two parcels of: Parcel 1 = 20.0 acres and Parcel 2 = 32.7 acres. The project is located on the south side of Denton & Leak Road, 3,900 feet west of Indiana Avenue in the Dos Palos area. The project site is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural).