



PLANNING COMMISSION MEMBERS

Greg Thompson District 1 (Chairperson)
Robert Acheson District 2
Jack Mobley District 3
Rich Ford District 4 (Vice Chairperson)
Mark Erreca District 5

Mark Hendrickson, Secretary
www.co.merced.ca.us

AGENDA PLANNING COMMISSION

Regular Meeting of Wednesday, April 26, 2017 - 9:00 a.m.

Merced County Administration Building
Board Chambers, Third Floor
2222 M Street
Merced, California 95340
Phone: 209.385.7654 Fax: 209.726.1710

The Planning Commission welcomes you and encourages your participation.

CITIZEN COMMUNICATIONS: If you wish to speak on a matter that does NOT appear on the agenda, you may do so during the citizen communications period. Please state your name and address for the record. Each speaker will be limited to five (5) minutes.

PUBLIC COMMENT: If you would like to address the Planning Commission on any item on the agenda, please pick up a speaker card in the foyer; fill it out with your name, street address, phone number, email address and the item number you wish to speak on. Please hand the speaker card to the staff member to the left of the podium once the Commission Chairman opens the public hearing for the agenda item. Each speaker will be limited to five (5) minutes.

AGENDAS and MINUTES: Planning Commission agendas, minutes, and copies of items to be considered are published on the County's Website no later than the Friday, but generally on the Wednesday, preceding each Commission meeting and may be viewed at www.co.merced.ca.us/planning/plancomarchive.html. All proposed agenda items with supportive documents are available for viewing at the Merced County Planning and Community Development Department between the hours of 8:30am and 4:30pm, Monday - Friday (except holidays). This is the same packet that the Planning Commissioners will review and discuss at the Commission meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Department and copies will be provided for the direct cost of duplication or emailed at no cost.

PUBLIC RECORDS: As required by Government Code Section 54957.5, any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Merced County Administration Building, 2222 M Street, Merced, CA 95340. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the Planning and Community Development Department.

AUDIO/VIDEO BROADCAST: All Planning Commission meetings are normally broadcast live and replayed on local cable television. In addition, a live audio/video broadcast of this meeting may be heard/viewed at: www.co.merced.ca.us/planning/index.html, via live audio or live video. All meetings are archived for audio/video replay following the meeting.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act (ADA), the Merced County Planning Commission meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Planning Commission Secretary at (209) 385-7654. Notification 48 hours prior to the scheduled meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

COMMISSION QUORUM AND ACTION: A Quorum of the Planning Commission shall consist of three (3) members. Actions by the Commission shall require a majority vote (three votes or more) of the total membership of the Commission. When an action by the Planning Commission results in a tie vote the action shall be deemed denied. In the case of a tie vote, the applicant may request that the application be reconsidered at another meeting of the Commission.

APPEAL NOTICE: Any person aggrieved by the decision of the Planning Commission may appeal the decision within five (5) calendar days after the day the action is made. [Within ten (10) calendar days after the day the action is made on subdivisions]. The deadline for appeals of Planning Commission actions, excluding subdivisions, is 5:00 p.m. on the Monday following the Planning Commission meeting, and for subdivisions, the deadline is the following Monday at 5:00 pm. Please note that appeals may not be submitted on days that the County is officially closed. Appeals of Planning Commission actions may be filed with the Clerk of the Board of Supervisors. Appeals must state appellant's name, action appealed and reasons for the appeal. A filing fee set by Resolution of the Board of Supervisors must be submitted to the Board Clerk with the written appeal.

Members of the public are advised that a 2-hour time limit for customer parking in designated areas is strictly enforced by the City of Merced. You can request a one-day parking pass from County Administration prior to the Commission meeting, which must be displayed on the dashboard of your vehicle.

Please turn off all pagers, cellular telephones and any other communication devices.



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- I. **CALL TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL OF COMMISSIONERS**
- IV. **APPROVAL OF MINUTES**
- V. **CITIZEN COMMUNICATIONS**

Public opportunity to address the Planning Commission on any item of interest over which the Planning Commission has jurisdiction that is not on the agenda.

VI. **PUBLIC HEARING(S)**

- A. **MAJOR SUBDIVISION No. MAS15-002 - "SIERRA VIEW MEADOWS - NORTH" Ram Malik** - To develop an 86 lot residential subdivision on property located on the east side of North Cowden Avenue, approximately 125 feet south of West Dan Ward Road, identified by Assessor's Parcel Number(s) 057-530-001. The property is designated Franklin-Beachwood Urban Community - Low Density Residential in the General Plan and zoned R-1 (Single Family Residential). **BG**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Find the project exempt from CEQA Review under Section 15183 – "Projects Consistent with a Community Plan or Zoning" of the CEQA Guidelines based on the findings in the staff report; and,
- 3) Approve Major Subdivision No. MAS15-002 based on the findings included in the staff report and subject to the proposed conditions of approval.

- B. 13th MAJOR MODIFICATION NO. MM16-008 to CUP 2714 - E. & J. GALLO WINERY** - To increase annual wine production from 628,000 tons to 730,000 tons per year and expand the winery facility's footprint to add an additional 540,000 square feet of new structures. The project site is located at 18000 W. River Road in the Livingston area, identified by Assessor's Parcel Number(s) 047-130-034. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). **BG**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and,
- 3) Approve Major Modification No. MM16-008 to CUP2714 based on the findings included in the staff report and subject to the proposed conditions of approval.

- C. CONVEY AND COMBINE MINOR SUBDIVISION APPLICATION No. MS17-002 – Peter Ardison:** To convey approximately 17.57 acres of a 19.57 acre parcel and combine with an adjacent parcel, creating a 41.1 acre parcel. The project is located approximately 1,550 feet north of W Bellevue Road, 0.5 miles east of N Hwy 59, in the Merced area, identified by Assessor's Parcel Number(s) 052-230-076 & -077. The property is designated Agricultural in the 2030 General Plan and zoned A-1 (General Agricultural). **RF**

RECOMMENDATIONS:

- 1) Open/close the public hearing;
- 2) Find the project requires no subsequent environmental review in compliance with Section 15162 "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines based upon the analysis in the 2030 Merced County General Plan Program Environmental Impact Report; and,
- 3) Approve Minor Subdivision Application No. MS17-002 based on the project findings and subject to the conditions of approval presented in the Staff Report.

- D. MINOR SUBDIVISION APPLICATION No. MS17-003 - Bright Family Property-** To divide one parcel totaling 427 acres resulting in two parcels: Parcel E = 312.15 acres and Parcel J = 120.87 acres to align the property boundaries with physical features and farming patterns, with no new homes proposed. The project site is located on the east side of Le Grand Road, 330 feet west of Plainsburg Road in the LeGrand area. The property is designated Agricultural land use and zoned A-1 (General Agricultural). **BG**

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Determine that no subsequent environmental review is required in compliance with Section 15162 "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines based upon the analysis in the 2030 Merced County General Plan Program Environmental Impact Report, and the CEQA Section 15162 Findings and Analysis prepared as an attachment to the Staff Report; and,
- 3) Approve Minor Subdivision application No. MS17-003 based on the findings included in the staff report and subject to the conditions of approval.

- E. MINOR SUBDIVISION No. MS17-004- Bright Family Property-** To divide three parcels totaling 179.80 acres resulting in four parcels of sizes Parcel 1 = 53.33 Acres, Parcel 2 = 20.34 Acres, Parcel 3 = 20 Acres and Parcel 4 = 86.13 Acres, to align the property boundaries with physical features and farming patterns, with no homes proposed. The project site is located on the east side of S. Plainsburg Road, north and south of E. Voorhees Road in the Le Grand area. The property is designated Agricultural land use and zoned A-1 (General Agricultural).

RECOMMENDATION(S):

- 1) Open/Close the public hearing;
- 2) Determine that no subsequent environmental review is required in compliance with Section 15162 "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines based upon the analysis in the 2030 Merced County General Plan Program Environmental Impact Report, and the CEQA Section 15162 Findings and Analysis prepared as an attachment to the Staff Report; and
- 3) Approve Minor Subdivision application No. MS17-004 based on the findings included in the staff report and subject to the conditions of approval.

VII. COMMISSION ACTION ITEM(s)

VIII. DIRECTOR'S REPORT

IX. COMMISSIONER'S COMMENT

X. ADJOURNMENT