



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

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Equal Opportunity Employer

**PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 11, 2008, 9:00 A.M.
2222 "M" ST., THIRD FLOOR, BOARD CHAMBERS, MERCED, CA 95340**

This Agenda and all supporting documentation for each hearing item is available online at
www.co.merced.ca.us/planning/plancomarchive.html

Members of the public are advised that all pagers, cellular telephones and any other communication devices are to be turned off upon entering the Board Chambers.

I. CALL MEETING TO ORDER

II. ROLL CALL OF COMMISSIONERS

Jack Mobley; Cindy Lashbrook; Lynn Tanner; Rudy Buendia; Steve Sloan, Chairman

III. APPROVAL OF MINUTES

IV. CITIZEN COMMUNICATIONS

Public opportunity to address the Planning Commission on items of interest over which the Planning Commission has jurisdiction.

SPEAKERS

If you would like to address the Planning Commission on any item on the agenda, please pick up a 3" x 5" card in the foyer, fill it out with your name, address, and item you wish to speak on, and give it to someone at the staff table (to the left of the podium) prior to speaking.

V. PUBLIC HEARING

A. VILLAGES OF LAGUNA SAN LUIS COMMUNITY PLAN - CP07-002 – Villages of Laguna San Luis Consortium - To recommend Certification of the Final Environmental Impact Report (FEIR); Adoption of the Villages of Laguna San Luis Community Plan; Amendment of the Merced County General Plan; Related Re-zonings; and withdrawal of lands from the Merced County Agricultural Preserve, in 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. **TO RECOMMEND THE BOARD OF SUPERVISORS CERTIFY THE ENVIRONMENTAL IMPACT REPORT AND APPROVE, MODIFY OR REJECT THE PROPOSED COMMUNITY PLAN AND ACTIONS. Continued from the May 14, 2008 meeting. BK**

B. PARCEL MAP WAIVER MINOR SUBDIVISION APPLICATION No. MS08-008 - Four S Land & Cattle Co - To divide 1,664.1 acres into three parcels and a remainder parcel of: Parcel 1 = 160 acres, Parcel 2 = 216 acres, Parcel 3 = 369.6 acres with a Remainder Parcel of 918.5 acres. The property is located on the north and south sides of Greenhouse Road, 2 miles west of Dan McNamara Road in the Livingston area. The project site is designated Agricultural land use in the General Plan and zoned A-2 (Exclusive Agricultural). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. Continued from the May 14, 2008 meeting. DG**

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- C. **3RD MODIFICATION No. MM08-005 TO ADMINISTRATIVE APPLICATION No. AA02-148- Earl Tagge** - To construct 15 indoor RV storage units and a second residence for a groundskeeper, on property located west of Stephens Street, approximately 1/4 mile south of South Avenue. The property is located in the Delhi SUDP, designated as Industrial land use and zoned M-1 (Light Manufacturing). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. JH**
- D. **ADMINISTRATIVE APPLICATION No. AA08-029 - Jose Nava** - To operate a semi-mobile food vendor in the parking lot of an existing grocery store on property located at the northwest corner of Stephens Street & Schendel Avenue in the Delhi area. The project site is designated in the Delhi SUDP as General Commercial land use and zoned C-2 (General Commercial). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. JF**
- E. **CONDITIONAL USE PERMIT No. CUP08-005 - Fabian Alvarez** - To establish a used car sales lot on property located at the southeast corner of Hwy 140 and Gwinn Street in the Planada area. The subject property is designated in the Planada SUDP as Neighborhood Commercial land use and zoned C-2 (General Commercial). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. DG**
- F. **1ST EXTENSION No. EXT08-010 TO MAJOR SUBDIVISION No. MAS05-014 - Failte Meadows** - To extend the expiration date of the tentative map for one year to April 26, 2009, on property located on the west side of Buhach Rd, 410 feet south of Elliott Ave in the Atwater area. The subject property is designated Atwater Rural Residential land use in the General Plan and zoned A-R (Agricultural-Residential). **THE ACTION REQUESTED IS TO APPROVE, DISAPPROVE OR MODIFY THE APPLICATION. LF**

VI. **CORRESPONDENCE**

VII. **GENERAL BUSINESS**

VIII. **DIRECTOR'S REPORT**

IX. **ADJOURNMENT**

APPEALS

Any person may appeal any action of the Planning Commission within five (5) calendar days after the day the action is made. [Within ten (10) calendar days of action 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 Development Services Director's actions may be filed with the Planning and Community Development Department and 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 appeal. A filing fee set by Resolution of the Board of Supervisors must be submitted with the written appeal.