

Planning Commission Minutes Excerpt
AUGUST 8, 2018

- 4.1 General Plan Amendment #18-01, Site Utilization Plan Revision #13 to Planned Development #42, and Vesting Tentative Subdivision Map #1307, initiated by Benchmark Engineering, on behalf of Baxter Ranches, LLC, property owner. The application is a request to change the General Plan designation for approximately 5.88 acres of land at the southwest corner of M Street and Arrow Wood Drive from Open Space/Park (OS) to Low-Medium Density Residential (LMD) to allow the construction of 43 single-family lots and to change the General Plan designation for approximately 5 acres of land located west of M Street and north of Arrow Wood Drive from Low-Medium Density Residential (LMD) to Open Space/Park (OS). The Site Utilization Plan Revision would change the land use designation for the 5.88 acres at M Street and Arrow Wood Drive from “Park” to “Single-Family Residential” and change the designation for the approximately 5.0 acres west of M Street and north of Arrow Wood Drive from “Single-Family Residential” to “Park.” Vesting Tentative Subdivision Map #1307 would allow the subdivision of the 5.88 acres located at the southwest corner of M Street and Arrow Wood Drive into 43 single-family lots.

Commissioner CAMPER recused herself from the hearing due to a professional conflict associated with the applicant.

Associate Planner NELSON reviewed the report on this item. For further information, refer to Staff Report #18-16.

Secretary’s Note: Staff received an email prior to the meeting from KEN TESTA, of the Merced City School District, in support of the project. Ms. NELSON noted this in her presentation and provided copies to the Commission.

Public testimony was opened at 7:15 p.m.

Speaker from the Audience in Favor:

RICK MUMMERT, Benchmark Engineering, Representative of the Applicant, Escalon

There were no speakers from the audience in opposition to the project.

Public testimony was completed at 7:18 p.m.

M/S PADILLA-DYLINA, to find that the previous environmental review [Environmental Impact Report (EIR) for the Bellevue Ranch Master Development Plan (SCH #9212055)] remains sufficient and no further documentation is required (subsequent EIR/ND 15162 Findings), and recommend to City Council approval of General Plan Amendment #18-01 and Site Utilization Plan Revision #13 to Planned Development #42, subject to the Findings and ten (10) Conditions set forth in Staff Report #18-16 (RESOLUTION #3098):

AYES: Commissioners Drexel, Harris, Martinez, Padilla, Rashe, and Chairperson Dylina

NOES: None

ABSENT: None

ABSTAIN: Commissioner Camper

M/S PADILLA-RASHE, to find that the previous environmental review [Environmental Impact Report (EIR) for the Bellevue Ranch Master Development Plan (SCH #9212055)] remains sufficient and no further documentation is required (CEQA Section 15162 Findings), and approve Vesting Tentative Subdivision Map #1307, subject to the Findings and thirty (30) Conditions set forth in Staff Report #18-16 (RESOLUTION #3099):

AYES: Commissioners Drexel, Harris, Martinez, Padilla, Rashe, and Chairperson Dylina

NOES: None

ABSENT: None

ABSTAIN: Commissioner Camper

Commissioner CAMPER returned to the dais.