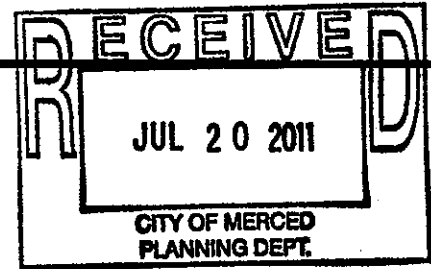


Lucas, Terri



From: J Sanders [jdsndrs@yahoo.com]
Sent: Wednesday, July 20, 2011 4:21 PM
To: Lucas, Terri
Subject: Comments re: General Plan Update

Chairman Amey and Members of the Planning Commission:

As one of the former Council Members who worked with the community and Staff to come up with what is now before you as the General Plan Update, I ask you to consider the following:

Beginning with the Vision 2015 Plan, Merced has been fed population statistics that have proven to be faulty. As we studied an enlarged footprint for the future of Merced, we anticipated the population of the State and the Valley to double within twenty years.

With the State Economy on life support, as is our own City economy the population estimates in the 2015 Plan have not come close to being met. This would be one reason I would request you consider taking no action on the proposed General Plan update and instead, wait at least another two years before retiring the 2015 Plan.

Second, our primary population and future economic driver is UC Merced. While bringing more than 1,000 students and staff each year, we are also in no position to offer many jobs to the graduates. This will be true, I believe, for the next five to seven years. The focus of our Planning Efforts should be to bring along the UC Community, and use existing land and the existing footprint until we no longer have housing and commercial vacancies as high as they are now.

I urge you to deny adoption of the proposed General Plan Update. Merced needs to get its economy going within the existing plan, using proper planning procedures, including perhaps an improved noticing process when commercial zoning could impact existing or zoned residential uses.

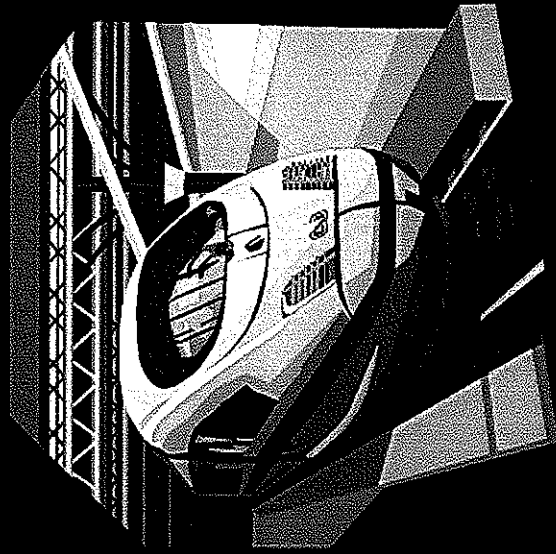
Thank you for your attention to my concerns and placing these comments in the Record.

Jim Sanders
Former Merced City Council Member
224 E. 21st Street
Merced, CA 95340

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RECEIVED AT Planning Commission MEETING
OF 7-20-2011 (DATE)

What does the future look like?



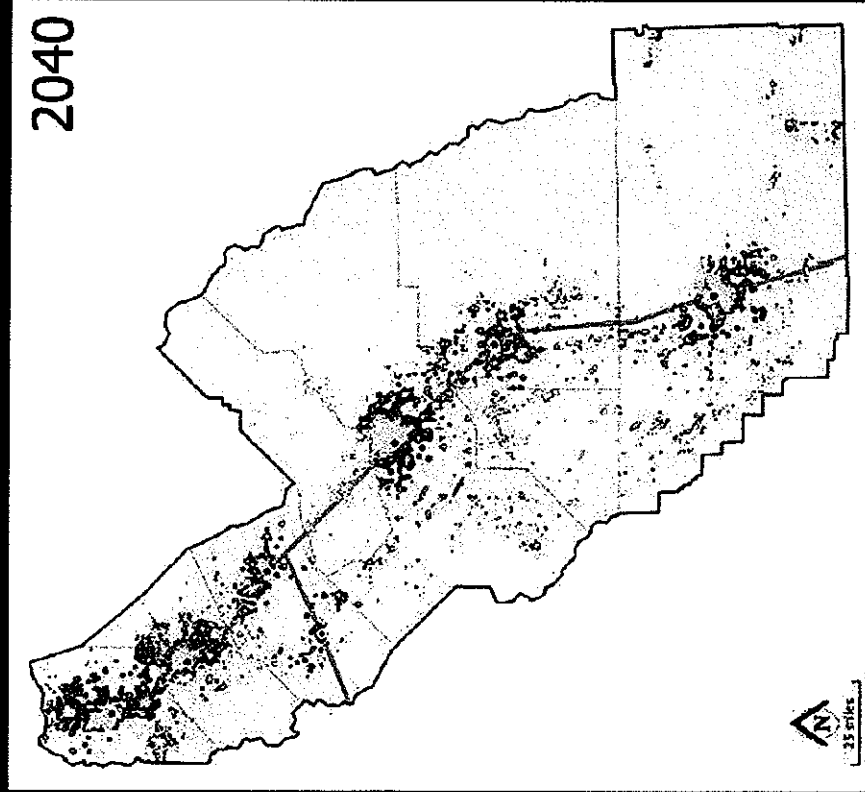
Model projects
create a

in farmland.

RECEIVED AT Planning
Commission MEETING
OF 7-20-2011
(DATE)
Jean O'Keefe

What does the future look like?

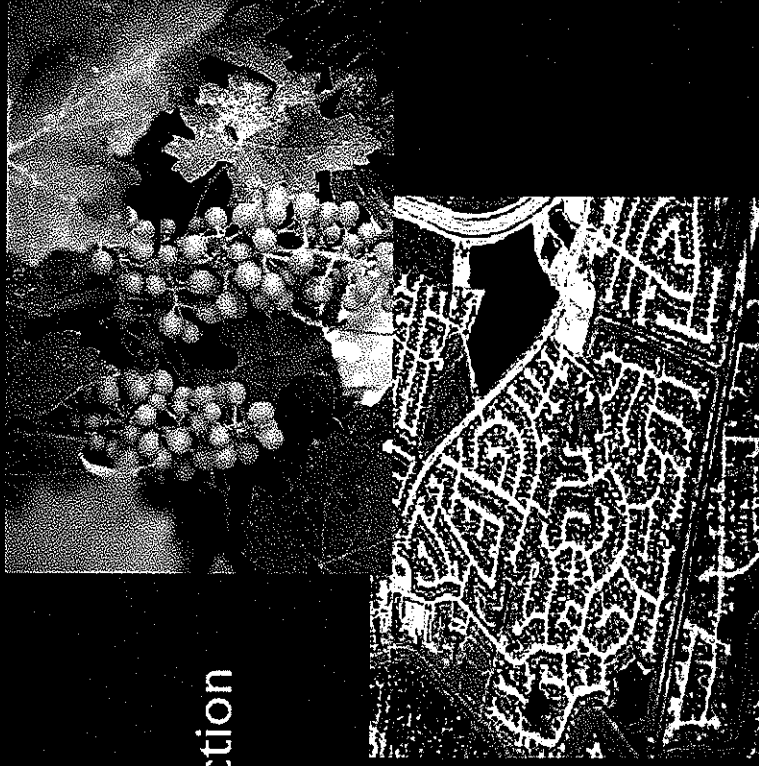
High Speed Rail model assumes clustering of development within 20 mile radius of station sites.



What does the future look like?

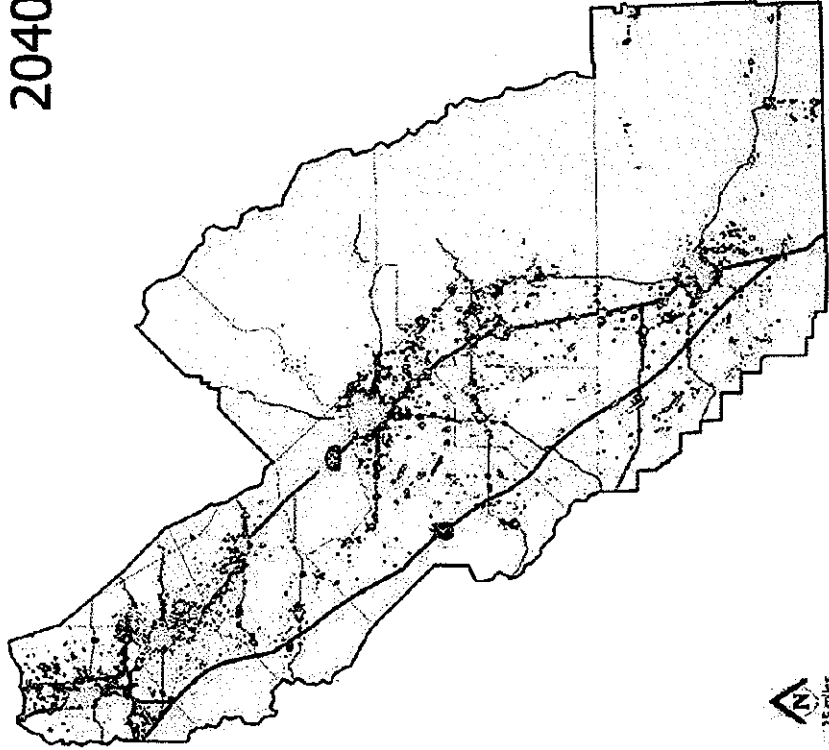
This type of growth
creates a 26% reduction
in farmland.

Continuous
urbanization along
Highway 99.



What does the future look like?

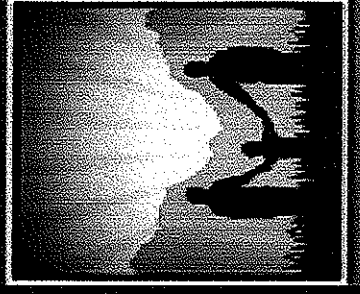
2040



Automobile oriented
managed growth
model assumes
development follows
investments in new
infrastructure.

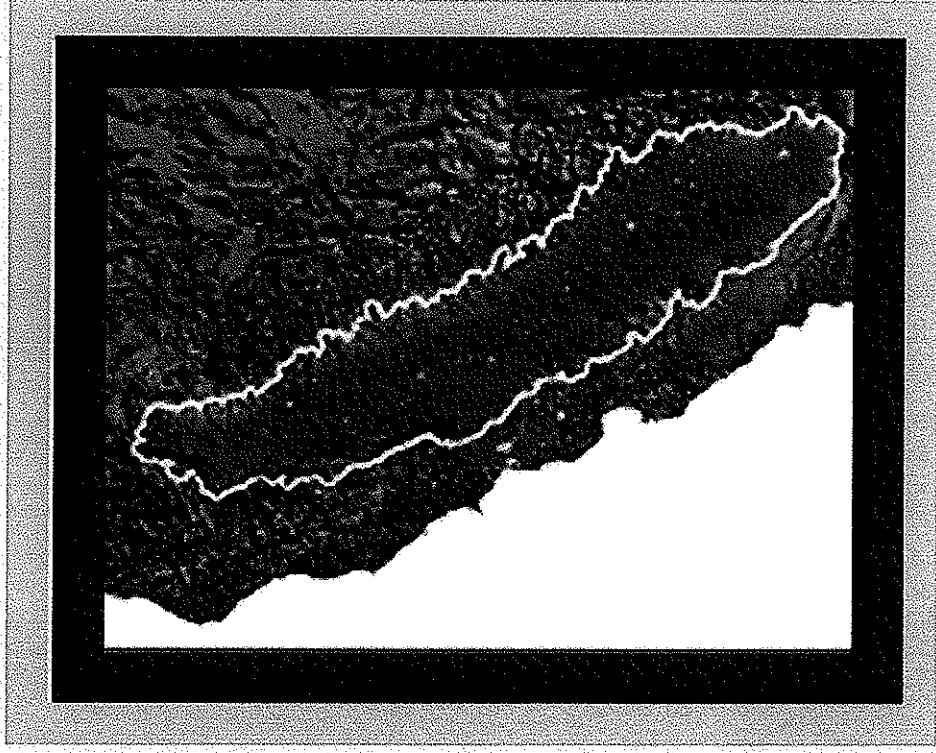
Valley Land Alliance

Our Mission is to Educate and Build
Alliances to protect our uniquely
productive California Central Valley
farmland.



How
have
our
cities
grown
since
1925?

1925



Source: "Assessment of L
Growth in the Central Valley
United States Geological
Service and Great Valley
Center (2000).

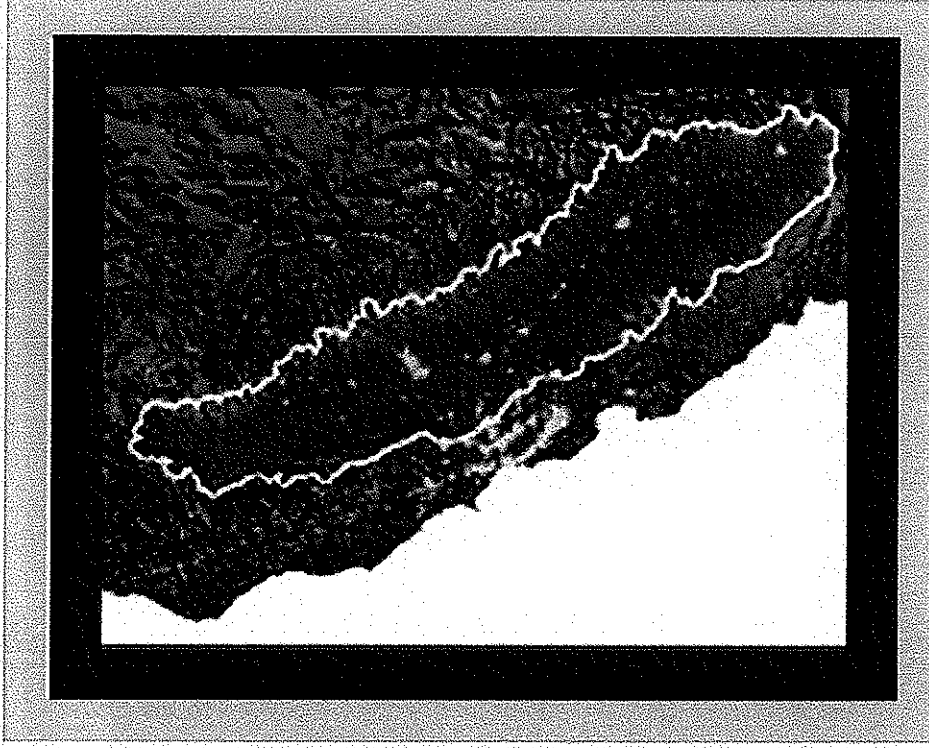
How
have
our
cities
grown
since
1925?

1925

1940

1954

1964



Source: "Assessment of U
Growth in the Central Valle
United States Geological
Service and Great Valley
Center (2000).

How
have
our
cities
grown
since
1925?

1925

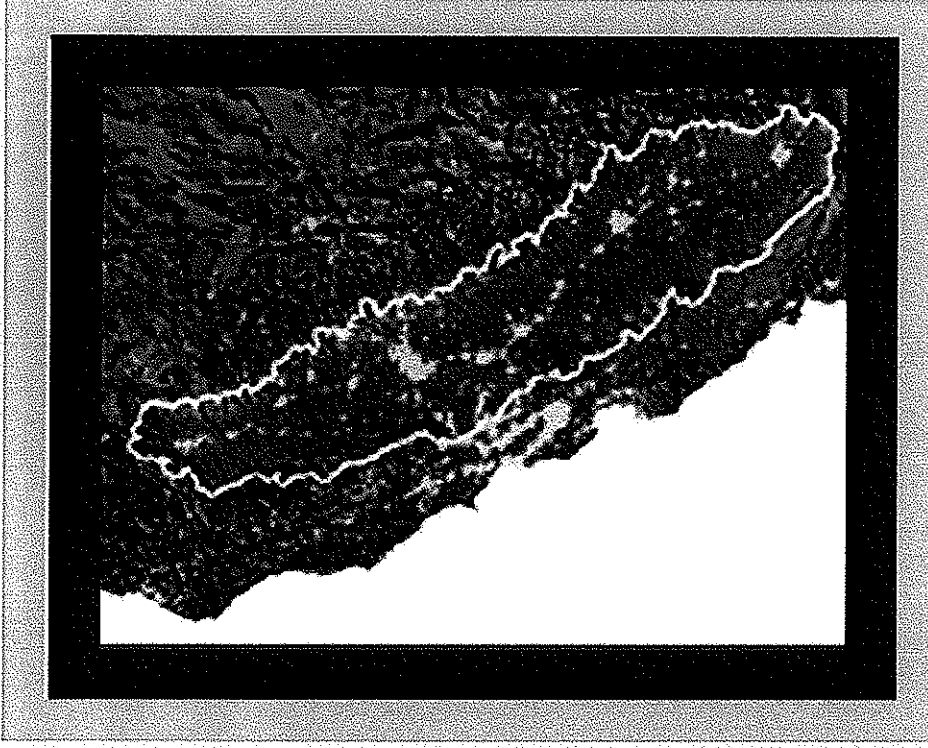
1940

1954

1964

1975

1996



Source: "Assessment of U
Growth in the Central Valley
United States Geological
Service and Great Valley
Center (2000).

Why should I care about the Central Valley?

3) One out of every four bites that Americans eat comes directly from the Central Valley.

4) The Valley grows 300 crops for the nation to eat.



Why should I care about the Central Valley?

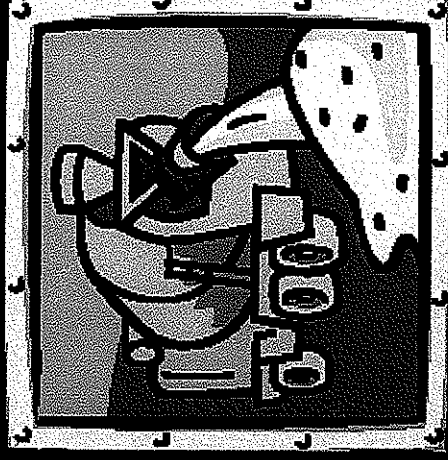
5) Agriculture supports 30% of the jobs in the Central Valley.



6) It has 69% of the state's cropland and generates about 58% of total farm market value.

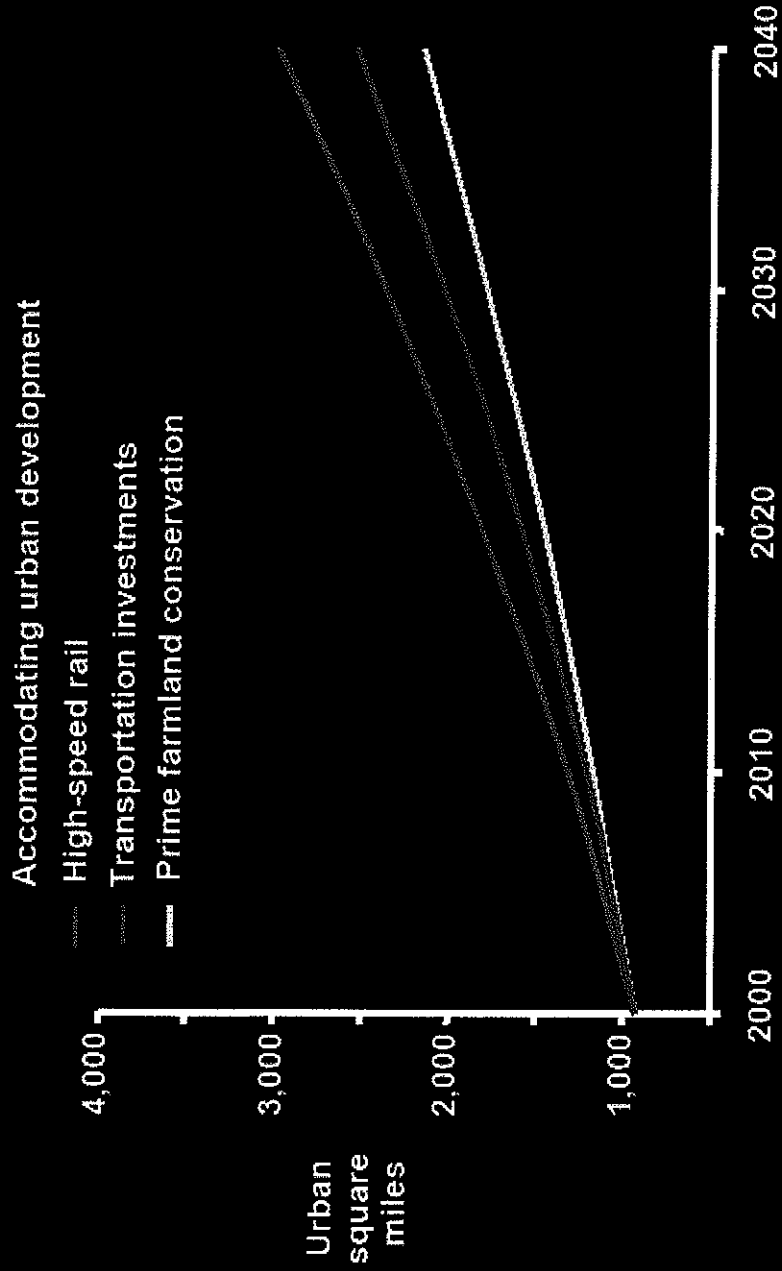
So what's going on?

The Valley is being paved over.

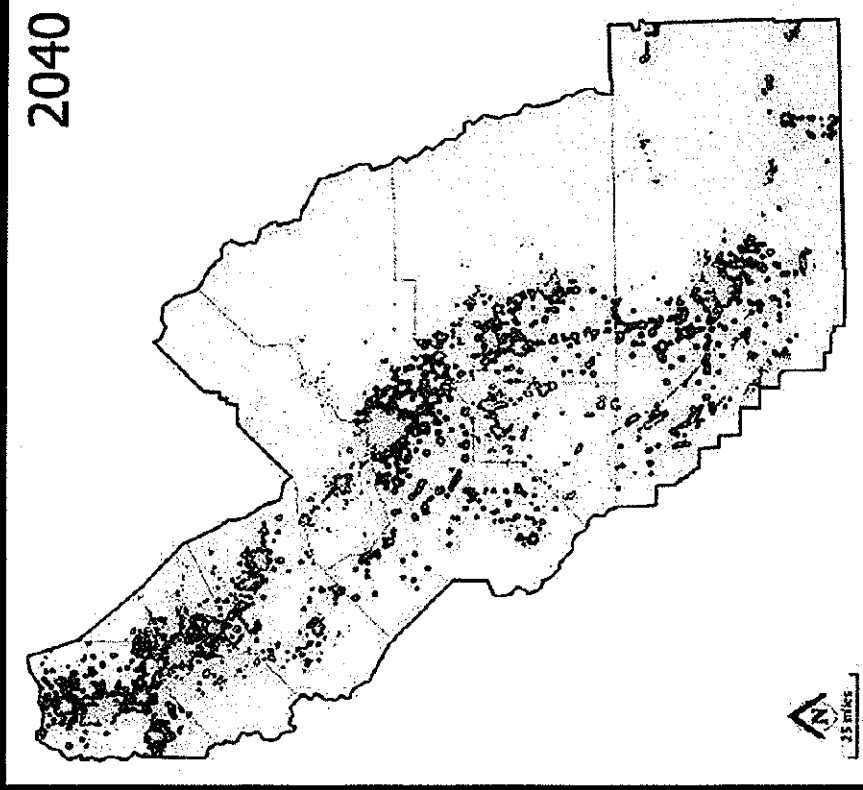


By 2040, 900,000 acres of farmland will be gone to urbanization and another 2 million compromised by close proximity to urbanized areas.

What does the future look like?



What does the future look like?

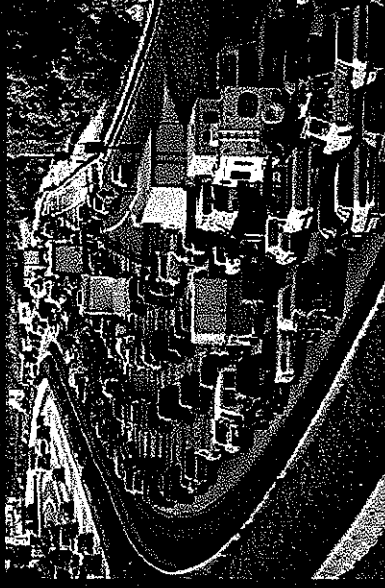


“Accommodating urban development” model assumes development patterns of the past 60 years continue for the next 40.

How does it effect me?

More houses means more cars. More cars means more traffic jams.

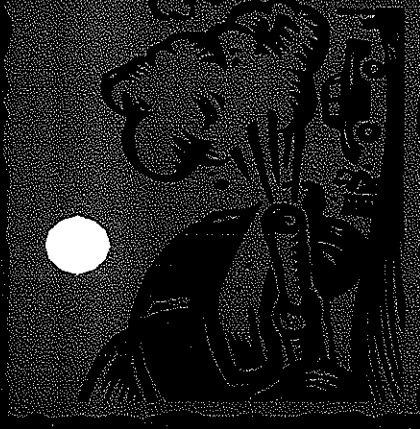
More cars means more pollution.



How does it effect me?

Air Quality

The valley is a trap for smog. It gets caught and can't escape.



According to the Asthma Coalition, 1 in 5 Central Valley children are diagnosed with asthma.

How does it effect me?

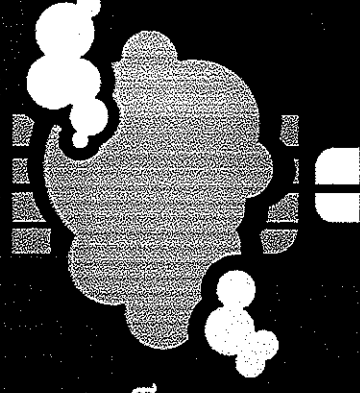
The air quality of the San Joaquin Basin does not meet federal and state quality standards. It's one of the most polluted regions in the nation.

The Valley is among the 10 smoggiest regions in the nation.



How does it effect me?

Valley residents pay \$1,000 a year annually in the costs associated air pollution (premature deaths, asthma attacks, absences form work and school, and bronchitis).



Great Valley Center

Merced ranks as the 7th most ozone polluted cities in the U.S.

More Information available at:

**Urban Development Futures
in the San Joaquin Valley**

<http://www.ppic.org/main/publication.asp?i=341>

Population Projections

www.dof.ca.gov

Agricultural Production Figures

www.cdfa.ca.gov

Paving Paradise:

A New Perspective on California Farmland Conversion



American Farmland Trust

Edward Thompson, Jr.
AFT California Director
November 2007

RECEIVED AT Planning
Commission MEETING
OF 7-20-2011
(DATE)
Jean Okuye



Paving Paradise: A New Perspective on California Farmland Conversion

Edward Thompson, Jr., AFT California Director
November 2007

California is the leading agricultural state in America and one of the most important food production regions in the world – a food growing paradise. It is also the fastest-growing state, adding more than 400 thousand new residents per year. Between 1990 and 2004, the period covered by this report, over a half million acres of California's farmland were paved over, converted to urban uses. As long as the state's population continues to increase, the tide of development will not abate and the Golden State will continue to lose farmland to urban development. Given this state of affairs, the challenge for California is to assure that the best farmland remains available for agriculture and that urban development doesn't convert any more land than is truly necessary to accommodate its expanding population and economy. This challenge is made more difficult by the fact that most of the state's cities, where more than 90% of the population lives, are located in the midst of California's most productive farmland, generally in valleys and on coastal plains where the soil is deep, water is relatively abundant and the climate is mild. But it is a challenge we must successfully meet, if California is to continue to feed itself and the world.

The first step toward preserving California's best farmland is to understand what is happening to it and where. That is the purpose of this report. It contains the latest data and analysis of farmland conversion trends throughout the state of California. Its focus is the irreversible conversion of farmland to urban uses such as residential, commercial and industrial development. It does not document the conversion of farmland to other non-agricultural uses, for example, wildlife preserves, which also puts pressure on the food-producing resource base, but serves broader environmental goals that Californians support. Nor does it address changes in agricultural uses, for example, from cropland to grazing or vice versa. Data on these trends are available from the Farmland Mapping & Monitoring Program (FMMP) of the California Resources Agency, Department of Conservation, Division of Land Resource Protection, which is the source of all the land use data in this report, the contribution of which is gratefully acknowledged. Historic population data used in this report are from the U.S. Bureau of Census, while population forecasts are from the Demographic Research Unit of the California Department of Finance.

Source Data Links

Farmland Mapping & Monitoring Program
Demographic Research Unit
U.S. Bureau of Census

www.consrv.ca.gov/dlrp/FMMP/index.htm
<http://www.dof.ca.gov/Research/Research.asp>
<http://www.census.gov/>

How to Use This Report

This report is designed as an interactive information resource that will enable readers to extract data for their own purposes and, indeed, to conduct additional analysis of farmland trends. (We don't pretend to have all the answers and are eager to hear about insights you may glean from the wealth of data we have collected and organized.) The report consists of this Word document containing the Major Findings (below) and an Excel file that contains spreadsheets with statewide, regional and county-level data and analysis of farmland trends for the period 1990-2004, which is the longest and most recent period for which we have reliable, comprehensive data for the entire state of California. Both documents are also available as downloadable, printable pdf files at www.farmland.org/california. The text and spreadsheets are copyrighted by AFT, but advance permission to use anything in the report is granted so long as appropriate credit is given in any derivative work or publication, e.g., "Data and Analysis from A New Perspective on California Farmland Conversion, © 2007 American Farmland Trust."

Data Spreadsheet Contents

The Excel file includes 12 spreadsheets, listed below with descriptions of what each contains.

Guide to Data	Explains the layout of all spreadsheets.
State-Regional Land Profile	Existing total amount of land, agricultural land and high quality farmland in each of 7 regions of the state as of 2004.
Regions-All Counties	Summary data on major farmland conversion trends for the period 1990-2004: total land converted, agricultural land converted, quality of land converted and efficiency of land development for all regions and all counties mapped by FMMP. This sheet is especially helpful for comparing jurisdictions by re-sorting the data.
State-Top 10 Ag Counties	Summary and detailed data on farmland conversion trends 1990-2004, including every agricultural land classification, and projections of land conversion to 2050, for the state as a whole and for the top 10 producing agricultural counties,* plus a map of the state's agricultural land in 2000. Top 10 data are below the statewide data.
Northern Counties	Summary and detailed data on farmland conversion trends 1990-2004, including every agricultural land classification, and projections of land conversion to 2050, for each county within each region of the state. Individual counties can be viewed by scrolling down from the regional summary at the top. Rural residential data includes land devoted to urban and "ranchette" development in 2002 and 2004 for 4 counties in the San Joaquin Valley.
Bay Area	
Sierra Foothills	
Sacramento Valley	
San Joaquin Valley	
San Joaquin Rural Residential	
Central Coast	
Southern California	

* In order, the Top 10 counties are: Fresno, Tulare, Kern, Monterey, Merced, Stanislaus, San Joaquin, San Diego, Kings and Imperial, based on 2002 farm gate value of agricultural product sales according to U.S. Census of Agriculture.

Explanation of Data and Analysis in Statewide and Regional Spreadsheets

All the spreadsheets in this file, except the State-Regional Land Profile and Regions-All Counties, use the same format shown below.

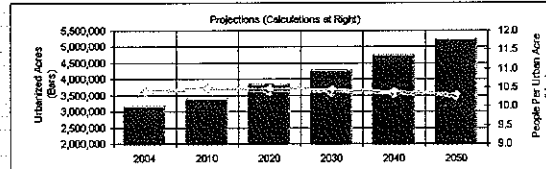
Attachment: Environmental Threat
A New Perspective on California Farmland Conversion

© 2007 American Farmland Trust

California Statewide Summary

All figures are for historical periods for counties included in the survey.

Total Land Urbanized 1990-2004	538,273
Quality of Land Urbanized	
Percentage of New Urbanized Land That Was High Quality Farmland	28%
Compare to Percentage of State That Was High Quality Farmland in 2000	39%
Efficiency of Development	
People Per New Urbanized Acre 1990-2004 ("Current Efficiency")	11.2
People Per Urbanized Acre in 2004	9.9
Projected Population in 2050 (COP)	57,947,516
Projected Urbanization of Farmland 2004-2050 at Current Efficiency	2,074,587
As Percentage of Existing Urban Land	62%



Details - Use drop-down menu to view details of the right

	1990-1992	1992-1994	1994-1998	1998-1999	1999-2000	2000-2002	2002-2004	1990-2004
High Quality Farmland ("HQF" - FHM)	23,178	13,428	16,437	20,132	22,624	26,716	29,493	151,838
Prime Farmland	14,656	9,779	11,915	15,651	16,290	19,519	20,126	107,935
Farmland of Statewide Importance	5,541	2,648	3,335	3,254	3,588	5,537	6,657	31,541
Unique Farmland	1,581	1,001	1,185	1,227	2,599	1,961	2,700	12,422
Farmland of Local Importance	12,305	8,024	4,839	5,289	13,831	12,800	17,728	73,781
Impaired Farmland Subtotal	35,463	19,432	21,245	26,431	36,361	39,516	47,211	225,589
Grazing Land	14,512	10,858	12,462	13,136	16,389	14,745	18,657	100,862
Agricultural Land Subtotal	49,975	30,291	33,707	39,569	52,750	54,261	65,869	326,521
Urban and Built-Up Land	0	0	0	0	0	0	0	0
Other Land	45,534	19,975	18,238	24,365	32,753	36,533	33,699	211,291
Water Area	96	70	51	255	88	1	64	335
Total Area Converted to Urban	95,675	50,286	51,998	64,189	85,609	90,895	99,703	538,273

	1990	1992	1994	1996	1998	2000	2002	2004
Total Urbanized Land (FHM)	2,827,372	2,922,387	2,973,293	3,025,289	3,089,478	3,175,047	3,265,942	3,365,845
Population (Census)	29,625,315	29,810,103	30,304,830	30,818,195	31,704,429	32,639,205	33,763,316	34,928,185
Total	28,871,863	29,114,244	29,618,905	29,151,120	30,104,178	30,990,585	32,105,965	32,975,221

The top left of the initially visible screen contains summary data. Below that is detailed, biennial data on each type of agricultural, urban and other land. The official definitions of each type of land appear as a pop-up when you put the cursor over the cell containing the name of the type of land. Below the farmland data are population and urban land data, again in biennial increments. At the top right of the visible screen is a graph showing the projected loss of land through 2050 (note that the charts use different scales) and the change in development efficiency on which it is based. Alternative scenarios can be tested and graphed by changing the number of people per urban acre in the cell labeled "PPA 1990-2004 Used to Project Urbanization." (Be sure to change it back.) To the right of the visible screen (illustrated below) are the data used to project land conversion and, for counties where it is available, a map portraying all land types as of 2004 and the land developed 1990-2004. An interactive map of the region in which the county is located, enabling one to zoom in on specific areas, can be accessed by clicking on the active link below the map.

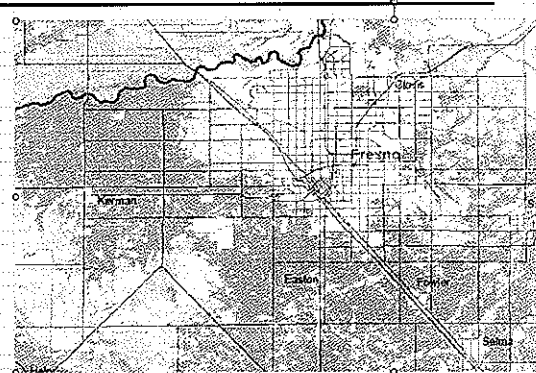
Fresno County
California Department of Finance, Demographic Research Unit
Population Projections as of 2007

	2004	2010	2020	2030	2040	2050
Total	865,820	883,478	1,201,792	1,429,228	1,670,542	1,925,411
Urban*	766,855	859,739	1,050,595	1,249,405	1,480,357	1,685,782

* Assumes that percentage of population that is urban remains at 2000 level.

	Urban Popl	Urban Acres	PPA
1990	583,949	89,345	6.3
2004	766,855	110,897	6.9
2010	859,739	120,753	7.1
2020	1,050,595	141,034	7.4
2030	1,249,405	162,152	7.7
2040	1,480,357	184,558	7.9
2050	1,685,782	208,502	8.1

PPA 1990-2004 Used to Project Urbanization: 9.4



Urban development 1984-2004 shown in yellow. Development prior to 1984 is shown in red. High quality farmland in shades of green. Other land in gray. Source: California Dept. of Conservation, FHM (2007). For an interactive version, go to http://inlandempire.org/geoimages/fresno/fresnoUrbanChangeStrategyUrbanChange1984_2004.pdf

Key Issues

The total amount of land urbanized or otherwise developed for non-agricultural use is only one measure of the potential impact of conversion on California agriculture. The quality of land urbanized and the efficiency of development are both key issues that shed more light on the subject. The impact of land conversion on agricultural production capacity is greater (other things being equal) when the quality of the land developed is higher and/or the efficiency of development is lower.

In California, the **quality of land** from an agricultural perspective, is attributable to the fertility of its soils, the availability of irrigation water and micro-climates that are uniquely suited for the production of specific crops (e.g., citrus). All of these are to some extent captured in the FMMP definitions of various categories of land. In general, the higher the percentage of land developed that was "high quality farmland" (our shorthand term for prime farmland, unique farmland and farmland of statewide importance), the greater the impact on agriculture. A comparison of the percentage of land developed that was high quality farmland with the percentage of all remaining non-urban land in the jurisdiction that is high quality farmland sheds additional light on this issue by suggesting the extent to which the available options for developing less productive land are being pursued. The maps of actual development patterns against the backdrop of the various types of remaining farmland help identify potential alternatives for future growth on less productive land.

The **efficiency of development** is another key issue – perhaps the most important, given that city-centered growth in California will almost inevitably convert high quality farmland, placing a premium on not wasting it. This report measures the efficiency of development with the ratio of the number of people in an urbanized area to the number of acres of land occupied by all of the urban uses that serve them, from residences to shopping and schools, workplaces and roads; in short the entire urban "footprint." The result is reported as "people per urban acre" or "PPA." (There is an unknown, but almost certainly very small, degree of error in this calculation because the area defined as urbanized by FMMP does not precisely match the definition of urban areas used by the U.S. Census Bureau. Especially for comparative purposes, we are confident that our calculations are accurate enough.)

The number of people per urban acre in any given year shows what is actually on the ground. The PPA trend for the period 1990-2004 indicates how efficiently – or, in most cases, inefficiently – land is being developed right now. Generally speaking, the efficiency trend is more encouraging (higher PPA) than the efficiency of the development that exists on the ground today. But, lest this give a false impression, notice that it takes a significantly larger PPA trend to increase the PPA by a smaller amount from one year to the next. For example, in the Top 10 agricultural counties, it took a PPA of 8.2 between 1990 and 2004 to increase the PPA from 7.2 in 1990 to 7.4 in 2004. You can also observe this relationship in the data and graphs showing projections of future growth.

The efficiency of development calculation does not include rural residential development ("ranchettes"), for which data exist only for four San Joaquin Valley Counties. If all rural residential development were included, the overall efficiency of development in terms of the ratio of people to land converted to nonagricultural uses would be lower. In the four counties for which we have data, including ranchettes in the calculation reduces the current (2004) development efficiency 15% from 6.6 to 5.6 people per acre.

However, the spread of ranchettes is troublesome for reasons that go beyond the inefficient conversion of land. They tend to make agricultural production more difficult and expensive with demands that routine agricultural practices be curtailed or modified to protect the health and security of new neighbors. And they create an additional market demand for rural land that in many regions is inflating its price to a level above what commercial agriculture can pay and still remain economically viable. In this sense, ranchettes are like the bow wave created ahead of a ship; long before the ship itself hits, anything in its path will be swamped by the wave.

It is important to look at each of these three key issues – the quality of farmland being converted, the efficiency of its conversion and the spread of rural ranchettes – to get a full appreciation of how farmland conversion is steadily eroding California's agricultural capacity.

Acknowledgments

American Farmland Trust wishes to acknowledge and thank all of those who contributed to this research. Funding was generously provided by the USDA Natural Resources Conservation Service, the Surdna Foundation, Bank of America, Wells Fargo, and AFT members, especially those in our Barnraisers Society. The essential farmland and development data, as well as insightful advice, were unselfishly provided by Molly Penberth, director of the Farmland Mapping & Monitoring Program, Division of Land Resource Protection, California Resources Agency. The U.S. Bureau of Census provided, not only the standard population data, but also a special recalculation of historic data based on a new definition of urban places to improve the accuracy of our calculations. Last but not least, we wish to thank all of our colleagues in the conservation and land use field who contributed their insights. Above all, we thank the agricultural producers of California without whose hard work and skill the land would not produce the bounty that it does. It isn't "farmland" without farmers.

[Turn to the next page for Major Findings]



Paving Paradise: A New Perspective on California Farmland Conversion

Summary

One sixth of all the land developed in California since the Gold Rush was developed between 1990 and 2004. Urban development is disproportionately targeting the state's best farmland and is very inefficient, consuming an acre of land for every 9.4 people. In the state's most important agricultural regions, a larger percentage of high quality farmland is being developed, and development is less efficient, than in the state as a whole. Rural "ranchettes," the most inefficient kind of development, may account for a quarter of all the land devoted to developed uses in the Central Valley, the state's premier agricultural area. Though development efficiency is increasing, it is not happening fast enough to prevent the conversion of 2.1 million more acres of California land – much of it farmland – by 2050.

To conserve farmland, California communities – for local governments have the most control over land use -- must do three things:

- *Direct growth away from the highest quality farmland toward less productive land*
- *Develop land as efficiently as possible so as not to waste what we must convert*
- *Avoid rural ranchette development that fuels land speculation and drives up land costs*

This report offers a new perspective on how well California is meeting these objectives.

Total Land Urbanized

We are developing land for urban uses in California at an unprecedented rate. Between 1990 and 2004 – the period for which we have the most reliable data for the entire state – 538,273 acres of land were developed for urban uses. (Fig. 1) This represents one out of every 6 acres developed for urban uses in California since the Gold Rush. During the 1990-2004 period, the 38,448-acre annual rate of development was nearly twice as high as the 20,052-acre average for all years from 1849 to 1990. Rapid population growth, of course, is driving this trend. But the inefficiency of development in terms of the number of acres developed per person (below) is a strong contributing factor.

Fig. 1
**Total Acres Urbanized 1990-2004
By Region**

Southern California	220,033
San Joaquin Valley	115,196
Bay Area	74,473
Central Coast	44,358
Sierra Foothills	34,269
Sacramento Valley	33,849
Northern Counties	16,095
Statewide	538,273

Fig. 2
Total Acres Urbanized 1990-2004
Top 10 Counties

Riverside	70,150
San Diego*	50,978
San Bernardino	49,301
Kern*	30,111
Orange	30,086
Placer	22,643
Fresno*	21,552
San Joaquin*	19,676
Contra Costa	18,052
Sacramento	15,080

* Indicates top 10 agriculture producer among California counties.

Most of the land developed for urban purposes from 1990 to 2004 was more or less contiguous to existing cities and other settlements. (Refer to the maps in the regional spreadsheets.) Though this may represent "orderly" growth, there is a downside that cannot be ignored. Because most of California's cities are located in the midst of the best farmland, *city-centered growth inevitably targets high quality farmland. This, in turn, places a premium on developing land efficiently, so as to minimize the amount of land removed from agriculture for each new mouth to feed.* These issues are explored in greater detail below.

Quality of Land Urbanized

Almost two-thirds (61%) of all the land urbanized in California from 1990 to 2004 – 326,521 acres – was agricultural land. (Fig. 3) In the most important agricultural regions, however, nearly three-quarters of all land developed was agricultural land. Moreover, it is likely that an even higher percentage of the total land developed was at one time used for agricultural purposes. This is because some of the rest of the land developed was formerly what the state Department of Conservation classifies as "other" land, including land that was once farmed but has been idled for a number of years in anticipation of being developed. Regrettably, the state does not quantify this transitional phenomenon, leaving a significant gap in our understanding of what is happening to California's agricultural resources.

Fig. 3
Agricultural Land Urbanized 1990-2004
By Region

	Acres	As Pct of All Land Urbanized
Southern California	105,583	48%
San Joaquin Valley	70,231	74%
Bay Area	56,341	76%
Sacramento Valley	24,852	73%
Central Coast	24,757	56%
Sierra Foothills	22,574	66%
Northern Counties	6,764	42%
Statewide	326,521	61%

Not all agricultural land is equally important for food production. Farmland that has more fertile soils and more reliable water supplies tends to produce consistently higher crop yields at lower cost. This is the land agriculture can least afford to lose. In this report, we refer to this land as "high quality farmland," and it includes lands classified by the state as prime farmland, unique farmland and farmland of statewide importance. (See the notes included in the spreadsheets. When you place the cursor over the red triangle in the corner of a cell containing a land type, e.g., "Prime farmland," the official state definition will appear.)

Between 1990 and 2004, a total of 151,898 acres, or 28% of all land developed and 47% of the agricultural land developed, was high quality farmland. For comparison, in 2000 only about 22% of the approximately 40 million acres of California land mapped by FMMP was high quality farmland. High quality farmland accounts for only 9% of the state's total of about 101 million acres, much of which is desert and mountainous areas that are unsuitable for development.

Thus, *high quality farmland is being disproportionately selected for development* in comparison to both its share of all land in the state and of the land suited for development. Again, this is largely because most California cities are located in the midst of high quality farmland, where our agrarian ancestors settled precisely because of the fecundity of the land.

Fig. 4
**High Quality Farmland Urbanized
1990-2004 by Region (Acres)**

	Acres	As Pct of All Land Urbanized
San Joaquin Valley	70,231	61%
Southern California	37,883	17%
Bay Area	17,057	23%
Central Coast	12,933	29%
Sacramento Valley	11,521	34%
Northern Counties	1,272	8%
Sierra Foothills	1,001	3%
Statewide	151,898	28%

The loss of high quality farmland for development is most worrisome in the San Joaquin Valley, the

Fig. 5
**Most High Quality Farmland Urbanized
1990-2004 Top 10 Counties (Acres)**

San Joaquin*	14,888
Riverside	14,551
Fresno*	12,524
Kern*	12,025
Stanislaus*	10,189
Tulare*	8,758
San Bernardino	7,379
Orange	6,533
Santa Clara	6,233
Kings*	5,170

* Indicates top 10 agriculture producer among California counties.

state's leading agricultural region that accounts for 55% of the state's total agricultural sales. This valley lost almost twice as much high quality farmland to urbanization than any other region between 1990 and 2004, and almost half the state's total loss of high quality farmland. (Fig. 4) Six of its eight counties, all of which are among the state's top 10 agricultural producers, were also among the top 10 in total acreage of high quality farmland developed. (Fig. 5) Sixty-one percent of all land developed in the San Joaquin Valley between 1990 and 2004 was high quality farmland, the greatest percentage of any region in the state by far. (Fig. 4) In half of the eight San Joaquin Valley counties, more than 70% of all the land developed was high quality farmland. (Fig. 6 below)

Even more so than on a statewide basis, development is disproportionately claiming high quality farmland in the San Joaquin Valley. The ratio of the percentage of development on high quality farmland (61%) to the percentage of high quality farmland in the region (40%) is 1.5, indicating that development is 1 ½ times more likely to consume high quality farmland than less productive land.

In the more populous coastal regions, where little high quality farmland remains and the less productive land in the hills is often unsuitable or unavailable for development, high quality farmland is 2.5 to 3 times as likely to be urbanized as other land. Particularly troublesome is the pattern in Monterey County, which includes the nation's "salad bowl," the uniquely productive Salinas Valley. There development was 4 times as likely to consume high quality farmland as other land, despite the fact that almost 90 percent of the county is not high quality farmland.

The main reason why high quality farmland is being disproportionately selected for urban developed is that most of California's cities are – or were – located in the midst of high quality farmland, which is generally found in the level bottomland valleys of the state. They are located there, of course, primarily because many began as market towns and shipping points for agricultural products from the surrounding farms, which themselves grew up on the most fertile, well-watered land. Because state and local land use policies have favored city-centered growth to make it easier and cheaper to service new development, the expansion of cities has disproportionately consumed high quality farmland.

Inefficiency of Development

City-centered growth, with its disproportionate impact on high quality farmland, places a high premium on developing the land efficiently, consuming less acreage per person (for all urban uses, including commercial and civic as well as residential). Today, however, *development in California is generally very inefficient*, particularly in its premier agricultural areas.

As of 2004, there were only 7.2 people per urbanized acre on average in the state (omitting Los Angeles, which skews the analysis because it is far denser than other areas but has relatively little agriculture left). (Fig. 7) This does not include "ranchette" development, non-farm residences on very large rural lots, which are discussed below. There are even fewer people per urban acre in the state's most important agricultural areas. In the San Joaquin Valley, there were only 6.5 people per urban acre in 2004, while in the Sacramento

Fig. 6
**High Quality Farmland as Percentage of All Land Urbanized 1990-2004
Top 10 Counties**

Stanislaus*	83%
Kings*	78%
San Joaquin*	76%
Imperial*	74%
Tulare*	71%
Merced*	63%
Fresno*	58%
Sutter	57%
San Benito	50%
Yolo	50%

* Indicates top 10 agriculture producer among California counties.

Fig. 7
**Development Efficiency
By Region**

	Per Per Urban Acre	
	1990-2004	In 2004
Sacramento Valley	12.3	6.3
Southern California*	11.0	8.0
Bay Area*	10.3	7.8
San Joaquin Valley	8.1	6.5
Central Coast	7.6	7.2
Sierra Foothills	5.2	4.0
Northern Counties	2.6	2.6
Statewide	9.4	7.2

* Figures are with and without Los Angeles and San Francisco Counties

Valley it was 6.3 people per urban acre. In the top 10 agricultural counties, there were 7.4 people per urban acre in 2004, but if one excludes San Diego County, which accounts for half the population in these counties, the ratio falls to only 6.4.

The current development trend (1990-2004) shows the same pattern, with the state's major agricultural areas lagging behind the state as a whole in efficiency. (Fig. 7) In the San Joaquin Valley, new development between 1990 and 2004 consumed an acre for only 8.1 people, about 15% less efficient than for the state. (Imagine two four-person touch football teams playing on the gridiron in the Rose Bowl and you get an idea of how spread-out this is.) In the Sacramento Valley, new development consumed an acre for only 5.5 people outside of Sacramento County itself, which is among the state's leaders in the efficiency of new development. On the Central Coast, the people per acre developed ratio 1990-2004 was only 6.8 if one excludes San Mateo County, which during this period had the highest efficiency ratio of any county in the state except Los Angeles. On the whole, the top 10 agricultural counties consumed an acre of land for every 8.2 new residents 1990-2004. Only one top 10 agricultural county, Stanislaus, was among the 10 leading counties in terms of development efficiency. (Fig. 8)

Fig. 8
**Development Efficiency 1990-2004
 Top Ten Counties***

	People Per Urban Acre
San Mateo	27.4
Sacramento	20.6
Orange	19.1
Alameda	15.7
Santa Clara	13.4
Contra Costa	11.4
Stanislaus	10.8
San Bernardino	10.4
Riverside	9.9
San Benito	9.5

* Excluding Los Angeles (78.9) and San Francisco (NA) Counties

The trend in development efficiency is positive. Statewide, from 1990 to 2004, an acre of land was urbanized for every 9.4 people. (Fig. 7) (Again, this omits Los Angeles County, which skews the analysis because the efficiency of new development there was 5 times the statewide average. LA has gotten the message – about a half century too late to save its agriculture, which as recently at

Fig. 9
**Development Efficiency
 Improvement from 1990 to 2004
 By Region**

	People Per Urban Acre		Percent Improvement
	1990	2004	
Sierra Foothills	3.4	4.0	17%
Sacramento Valley	5.5	6.3	15%
San Joaquin Valley	6.1	6.5	8%
Bay Area	7.5	7.8	4%
Southern California	14.2	14.4	1%
Central Coast	7.2	7.2	0.7%
Northern Counties	2.6	2.6	0.5%
Statewide*	6.8	7.2	6%

* Does not include Los Angeles or San Francisco Counties.

1960 led the nation in total farm production.) But this was enough to increase the current people per urban acre only 6% from 6.8 in 1990 to 7.2 in 2004. (Fig. 9) If this slow rate of improvement continues, another 2.1 million acres of California land will be urbanized by 2050. (See Projections below) Development efficiency in the premier agricultural areas appears to be

increasing somewhat faster than in the state as a whole. But this may be due, at least in part, to the relatively low development efficiency in these areas, which would tend to magnify any percentage improvement.

Rural Ranchettes

The most inefficient – indeed, from an agricultural standpoint, downright wasteful – type of development is what are commonly called “ranchettes.” These are country estates, hobby farms and other rural residential uses on very large lots up to 40 acres. Some of these properties may be devoted to production agriculture, for

example, under lease to commercial growers. But typically they are residential in character, are too small or hemmed-in to be farmed for profit – as well as too expensive for commercial growers to afford – and, thus, have or all practical purposes been permanently removed from the state’s agricultural land base. A 1990 American Farmland Trust study found that ranchettes in the Central Valley averaged about 5 acres in size, which, if one assumes 3 people per household (a good general average in this region), would mean that ranchette development efficiency is only 0.6 people per acre – roughly one-tenth the “efficiency” of urban development in the Valley.

Despite their proliferation, reliable data on rural ranchettes in California are limited. The state Department of Conservation has mapped and compiled statistics on ranchettes in only four counties in the San Joaquin Valley: Stanislaus, Merced, Madera and Fresno. (The Farmland Mapping & Monitoring Program has apparently been limited in its ability to map more areas by budget constraints.) But what these data show is that *rural ranchette development is very troublesome – perhaps more so than urban development.*

In the four San Joaquin Valley counties mapped, ranchettes – and only those from 1.5 to 10 acres – comprised fully 26% of all land devoted to non-agricultural development in 2004. (Fig. 10) That is, one out of four acres of developed land was devoted to housing roughly 1.5% of the total population of those counties. New ranchettes established between 2002 and 2004 (the only period for which we have data) comprised 18% of all land developed for non-agricultural purposes, an improvement but still representing a very large amount of land accommodating very few people.

Fig. 10
**Ranchette Development
 In The San Joaquin Valley by 2004**

	Urban Acres 2004	Ranchette Acres 2004	Ranchettes as Pct of All Developed Land
Stanislaus	61,171	6,623	10%
Merced	34,943	8,122	19%
Madera	24,975	27,106	52%
Fresno	110,897	38,690	26%
Total	231,986	80,543	26%

Projections of Future Development

Statewide, there were about 3.4 million acres of urban land in 2004. *If we continue to develop as much land per person as during 1990-2004, California will urbanize close to another 2.1 million acres of land by 2050 – not counting additional land lost to ranchettes.* (Fig. 11) Forty percent or about 800,000 acres of this will occur in the Top 10 agricultural counties – some of which may no longer qualify for the top 10. The San Joaquin Valley, the state's foremost agricultural region, will experience by far the

largest percentage increase in urbanization. Almost as much land will be urbanized in the San Joaquin as in all of Southern California. By contrast, from 1990 to 2004, almost twice as much land was urbanized in Southern California as in the San Joaquin Valley. The fears of those who worry that the San Joaquin could become the next LA appear to be justified – unless the state's premier agricultural region grows "smarter" than in the recent past.

Observations

California is not performing very well at any of the three key indicators of farmland conservation. Urban development is targeting the state's best farmland, which surrounds most of its cities. Few alternatives are being pursued – for example, urban infill or new towns on less productive land – though they exist in almost every locality. New development is consuming far more land per person than is necessary comfortably to accommodate our needs, not just for housing, but for commercial and civic land uses as well. Community plans call for increasing urban densities, but the actual decisions of officials belie these good intentions. Meanwhile, rural ranchettes continue to proliferate, inflating farmland prices and conflicting with agriculture. While some progress is being made at increasing the efficiency of development, it isn't enough to make much of a difference in the amount of land that will be paved over within the next generation.

Given its relentless population growth and the apparent inevitability of city-centered growth, the key to saving farmland in California is to develop less land per person. It will take a concerted and sustained effort to promote urban infill, to increase residential densities and commercial floor-to-area ratios, to reduce the amount of land devoted to roads and parking lots, and to curb the spread of ranchettes. But the task is not as daunting as it might first appear. *If the state as a whole develops as efficiently as Sacramento County or the Bay Area did from 1990 to 2004, a million acres of California land could be saved within the next generation.*

That is the challenge that emerges from this new perspective on farmland conversion in California. The longer we wait to embrace it by taking effective action, the more difficult it will be to achieve the goal of securing the land resources on which California's unparalleled agriculture depends.

Fig. 11
**Projected Urbanization of Land by 2050
 At Current Development Efficiency
 By Region**

	Acres	Pct Increase
Southern California	710,038	53%
San Joaquin Valley	628,068	127%
Bay Area	233,671	35%
Sacramento Valley	192,978	84%
Central Coast	148,680	40%
Sierra Foothills	90,751	84%
Northern Counties	61,380	75%
Statewide	2,074,567	62%

Summary Table from Database Spreadsheet



American Farmland Trust
A New Perspective on California Farmland Conversion

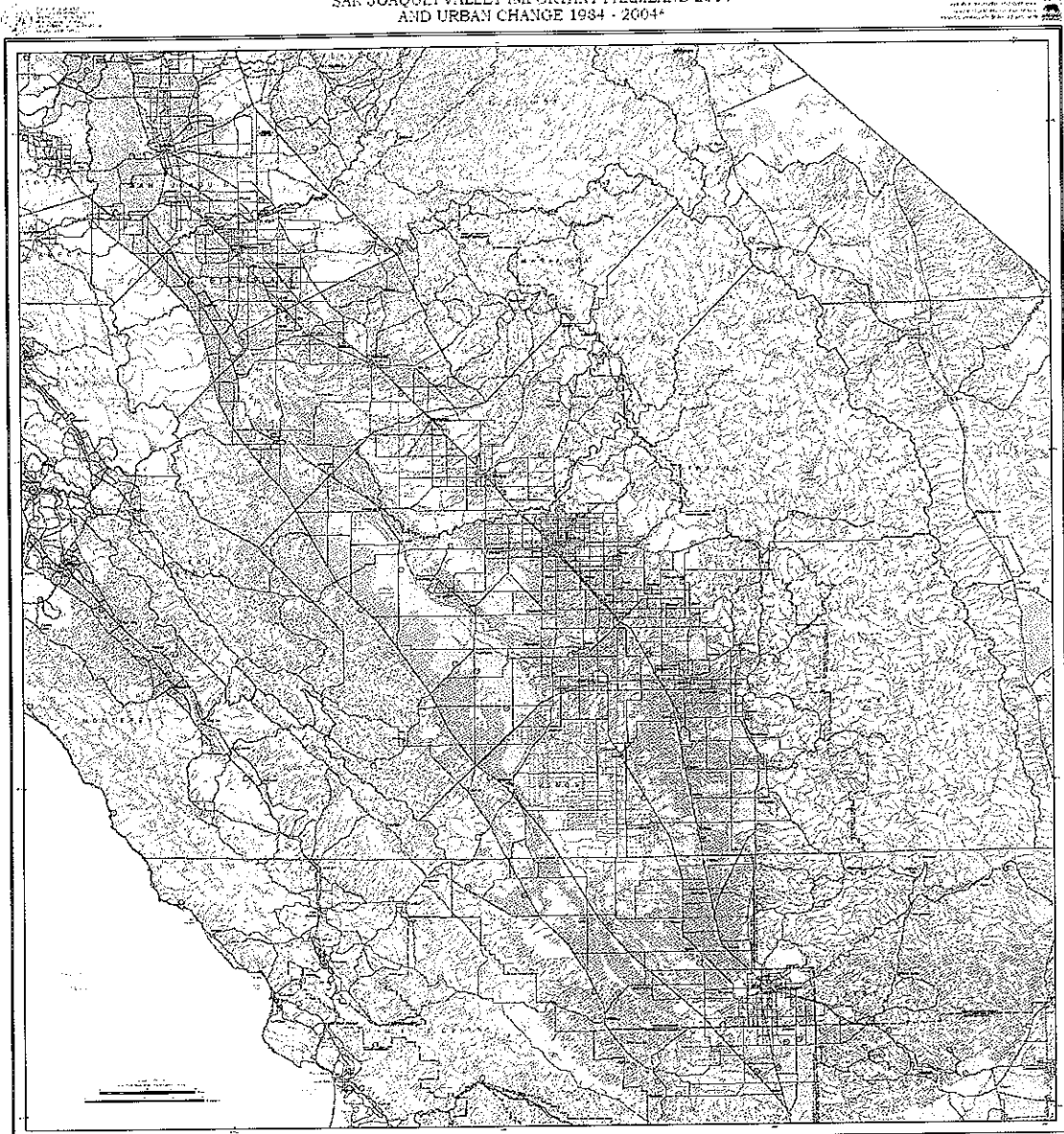
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Regions & All Counties: Comparative Summary Data

		Market Value of Agricultural Production 2002 (\$ Million)	Total Urbanized Land 2004 (Acres)	Total Land Urbanized 1990-2004 (Acres)	Average Annual Urbanization of Land (Acres)	Total Agricultural Land Urbanized 1990-2004	Total High Quality Farmland Urbanized 1990-2004	Percentage of Land Urbanized 1990-2004 That Was High Quality Farmland	Percentage of All Non-Urban Land in Region That Was High Quality Farmland	People Per Urban Area for New Development 1990-2004 (Current Efficiency)	People per Urban Acre 1990	People Per Urban Acre 2004	Percentage Increase in People Per Urban Acre 1990-2004	Projected Urbanization of Land 2004-2050
Bay Area	BA	\$ 1,860	673,743	74,473	5,320	55,341	17,057	23%	8%	10.3	7.5	7.8	4%	233,671
Central Coast	CC	\$ 6,960	370,633	44,356	3,168	24,757	12,933	29%	10%	7.6	7.2	7.2	0.7%	148,880
Southern California	SC	\$ 5,141	1,347,356	220,033	15,717	105,593	37,883	17%	7%	15.1	14.2	14.4	1.1%	719,038
San Joaquin Valley	SJ	\$ 21,079	494,595	115,196	8,228	85,550	70,231	61%	40%	8.1	6.1	6.5	8%	626,068
Northem Counties	NC	\$ 554	81,518	16,095	1,150	6,764	1,272	8%	8%	2.6	2.6	2.6	0.5%	61,380
Sacramento Valley	SV	\$ 2,332	289,755	33,849	2,418	24,852	11,621	34%	41%	12.3	5.5	6.3	15%	192,978
Sierra Foothills	SF	\$ 123	107,945	34,269	2,448	22,674	1,001	3%	4%	5.2	3.4	4.0	17%	90,761
State		\$ 38,049	3,355,645	638,273	38,448	326,521	151,898	28%	22%	11.2	9.5	9.8	3%	2,074,567
County	Region													
Alameda	BA	\$ 44	144,326	11,276	805	8,657	1,907	17%	2%	15.7	9.5	10.0	5%	37,670
Contra Costa	BA	\$ 87	147,441	18,052	1,289	15,668	4,552	25%	11%	11.4	6.1	6.7	11%	69,016
Marin	BA	\$ 53	41,903	2,976	213	942	9	0%	0%	4.7	5.6	5.5	-1%	12,450
Napa	BA	\$ 548	22,245	2,884	206	1,625	313	11%	11%	6.0	4.8	5.0	3%	18,676
Santa Clara	BA	\$ 251	187,176	14,337	1,024	11,996	6,233	43%	4%	13.4	8.5	8.9	4%	68,993
Solano	BA	\$ 239	57,717	11,620	830	8,706	2,218	19%	29%	6.4	7.0	6.9	-2%	59,920
Sonoma	BA	\$ 638	72,935	13,328	952	8,747	1,625	14%	8%	6.5	5.4	5.6	4%	37,939
Monterey	CC	\$ 3,273	54,293	8,964	640	5,469	3,904	44%	11%	6.3	6.9	6.8	-1%	32,327
San Benito	CC	\$ 269	7,644	2,191	157	2,013	1,103	50%	5%	9.5	4.5	6.0	32%	7,031
San Luis Obispo	CC	\$ 597	42,124	7,463	533	5,448	694	9%	7%	4.0	5.1	4.9	-4%	22,360
San Mateo	CC	\$ 158	71,282	1,827	131	175	5	0%	2%	27.4	9.2	9.7	5%	4,333
Santa Barbara	CC	\$ 998	62,028	5,401	386	2,575	1,605	30%	11%	6.3	6.2	6.2	0%	19,808
Santa Cruz	CC	\$ 412	31,421	4,378	313	600	496	11%	9%	4.2	7.2	6.8	-6%	16,674
Ventura	CC	\$ 1,253	101,841	14,134	1,010	8,477	5,126	36%	20%	9.1	7.4	7.6	3%	46,148
Lake	NC	\$ 62	14,442	1,776	127	642	76	4%	3%	4.8	2.2	2.5	15%	4,801
Modoc	NC	\$ 86	3,235	95	7	30	17	18%	14%	(5.1)	1.0	0.8	-17%	5,274
Shasta	NC	\$ 84	35,524	6,352	597	1,591	397	5%	2%	3.4	3.6	3.5	-1%	30,971
Siskiyou	NC	\$ 148	15,377	2,748	196	2,771	133	5%	12%	(0.8)	1.4	1.0	-28%	8,362
Tehama	NC	\$ 172	12,940	3,124	223	1,730	649	21%	6%	2.7	2.4	2.4	3%	11,973
Imperial	SC	\$ 1,286	26,357	5,362	426	5,111	4,391	74%	51%	7.4	4.3	5.0	16%	26,725
Los Angeles	SC	\$ 278	163,435	13,556	968	5,039	1,274	9%	3%	78.9	58.6	60.3	3%	39,496
Orange	SC	\$ 312	282,180	30,086	2,149	10,667	6,533	22%	3%	19.1	9.5	10.6	11%	52,414
Riverside	SC	\$ 1,169	277,273	70,150	5,011	36,764	14,551	21%	12%	9.9	5.1	6.3	23%	268,784
San Bernardino	SC	\$ 565	259,266	49,301	3,522	26,307	7,379	15%	3%	10.4	6.2	7.0	13%	156,782
San Diego	SC	\$ 1,531	338,845	50,978	3,641	21,695	3,755	7%	4%	8.6	8.3	8.3	1%	174,837
Amador	SF	\$ 28	7,926	1,478	106	1,476	273	16%	3%	1.5	1.8	1.8	3%	8,250
El Dorado	SF	\$ 26	30,670	6,895	493	3,947	124	2%	1%	5.5	3.1	3.7	17%	15,866
Nevada	SF	\$ 9	17,168	3,253	232	436	67	2%	1%	3.8	3.1	3.2	4%	5,619
Placer	SF	\$ 60	52,181	22,643	1,617	17,466	537	2%	9%	5.6	4.2	4.8	14%	61,217
Fresno	SJ	\$ 4,640	110,897	21,552	1,539	16,867	12,524	58%	31%	9.4	6.3	6.9	10%	97,805
Kern	SJ	\$ 3,457	94,804	30,111	2,151	13,535	12,025	40%	19%	6.2	7.3	6.9	-5%	194,514
Kings	SJ	\$ 1,407	30,766	6,666	476	5,326	5,170	78%	67%	6.1	3.5	4.1	16%	29,562
Madera	SJ	\$ 1,105	24,975	5,315	380	4,713	2,136	40%	41%	9.1	2.5	3.9	56%	19,312
Merced	SJ	\$ 2,388	34,943	7,224	516	6,698	4,541	63%	43%	8.0	5.1	5.7	12%	42,636
San Joaquin	SJ	\$ 1,743	83,409	19,676	1,405	17,748	14,888	78%	63%	8.7	6.6	7.1	7%	117,189
Stanislaus	SJ	\$ 1,978	61,171	12,277	877	12,277	10,189	83%	41%	10.8	6.7	7.5	12%	57,930
Tulare	SJ	\$ 4,361	63,928	12,375	884	9,407	8,758	71%	48%	7.2	5.8	6.1	6%	89,320
Butte	SV	\$ 432	43,819	7,412	529	4,020	1,660	22%	27%	4.0	4.0	4.0	0%	46,899
Colusa	SV	\$ 393	4,624	1,193	85	1,148	535	45%	45%	5.2	1.6	2.6	55%	1,829
Glenn	SV	\$ 394	6,080	854	61	659	313	37%	31%	2.7	2.6	2.6	0%	7,622
Sacramento	SV	\$ 349	165,629	15,080	1,077	11,728	4,502	30%	31%	20.6	6.7	8.0	19%	38,872
Sutter	SV	\$ 299	12,581	3,453	247	2,864	1,973	57%	77%	6.8	5.7	6.0	5%	24,484
Yolo	SV	\$ 332	28,511	4,514	322	3,670	2,247	50%	51%	9.0	5.3	6.9	11%	14,413
Yuba	SV	\$ 133	28,511	1,343	96	763	291	22%	22%	1.6	1.6	1.6	0%	58,859

Sample Map from Database Spreadsheet

SAN JOAQUIN VALLEY IMPORTANT FARMLAND 2004 AND URBAN CHANGE 1984 - 2004*



- URBAN CHANGE 1984-2004*
URBAN CHANGE 1984-2004* is a map showing the change in urban areas from 1984 to 2004. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Urban Change Data. The map shows the change in urban areas from 1984 to 2004. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Urban Change Data.
- STATE FARMLAND
STATE FARMLAND is a map showing the state farmland in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) State Farmland Data. The map shows the state farmland in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) State Farmland Data.
- FEDERAL STATEWIDE IMPORTANCE
FEDERAL STATEWIDE IMPORTANCE is a map showing the federal statewide importance in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Federal Statewide Importance Data. The map shows the federal statewide importance in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Federal Statewide Importance Data.
- STATE FARMLAND
STATE FARMLAND is a map showing the state farmland in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) State Farmland Data. The map shows the state farmland in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) State Farmland Data.
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- URBAN AND RURAL LAND
URBAN AND RURAL LAND is a map showing the urban and rural land in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Urban and Rural Land Data. The map shows the urban and rural land in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Urban and Rural Land Data.
- OTHER LAND
OTHER LAND is a map showing the other land in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Other Land Data. The map shows the other land in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Other Land Data.
- STATE
STATE is a map showing the state in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) State Data. The map shows the state in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) State Data.
- OTHER FEATURES
OTHER FEATURES is a map showing the other features in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Other Features Data. The map shows the other features in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Other Features Data.
- DOT LAPPED
DOT LAPPED is a map showing the dot lapped in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Dot Lapped Data. The map shows the dot lapped in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) Dot Lapped Data.
- COUNTY LINE
COUNTY LINE is a map showing the county line in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) County Line Data. The map shows the county line in the San Joaquin Valley. It is derived from the National Resources Inventory (NRI) and the National Resources Inventory (NRI) County Line Data.
- MAJOR ROAD
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Minor Subdivisions of Agricultural Land in Merced County

A Study of the Agricultural Resources
and Potential Cumulative Impacts of
Minor Subdivisions in Merced County

1998-2008



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Valley Land Alliance
June 2011



Minor Subdivisions of Agricultural Land in Merced County

A Study of the Agricultural Resources
and Potential Cumulative Impacts of
Minor Subdivisions in Merced County

1998-2008

Jeff Freitas

Valley Land Alliance

June 2011



Valley Land Alliance, June 2011

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About Valley Land Alliance: VLA is a non-profit grassroots organization and provided fiscal support for this study. VLA was founded in 2006 and is based in Merced County.

VLA's mission is to support and advance policies that:

- Ensure a safe, domestic food supply
- Protect our natural watersheds
- Ensure that farming and ranching remain economically viable and attract jobs that complement a dynamic agricultural economy
- Advocate that future development incorporates and pays for infrastructure, such as: roads, sewage, reliable water, police, fire, and schools
- Support growth that is compact and maximizes density within existing city boundaries

About the Author: Jeff Freitas earned his B.A. in Civil Engineering from California Polytechnic State University, San Luis Obispo and is a resident of Merced County.

Executive Summary

Minor Subdivisions and Cumulative Effects

Between 1998-2008, Merced County bypassed CEQA environmental review for over 250 Minor Subdivisions of Agricultural-zoned land by citing CEQA's General Rule Exemption. It was argued that Minor Subdivisions - which are used to divide a parcel of land - had no perceivable effect on the environment, nor any cumulative impacts when considering multiple Minor Subdivisions.

Valley Land Alliance (VLA) and Merced County Farm Bureau were among the local organizations who voiced concerns that substantive evidence was necessary to justify the exemption of these projects from environmental review. In response, Merced County compiled the *Qualitative Compilation of all Minor Subdivision Activity over the past 10 Years 1998-2008*, and concluded that no cumulative effects were demonstrated.

In this independent study conducted between 2009-2010, VLA reviewed each Minor Subdivision application file submitted between 1998-2008 and reviewed related studies by other organizations. VLA found that a potential for cumulative effects of Minor Subdivisions in fact does exist, and that the approach and assumptions made in Merced County's *Qualitative Compilation* were flawed.

Therefore, VLA argues that the *Qualitative Compilation* does not provide sufficient evidence to legally justify the continued use of the General Rule Exemption as applied by Merced County officials in the past, nor does it merit use as supporting evidence for the CEQA general rule exemption or planning decisions in general.

Included in this study is a summary of findings related to Minor Subdivisions in Merced County, the broader topics of land use, agriculture and public records access.

It is VLA's recommendation that Merced County be more proactive in conducting environmental analysis and be more forthright with maps and data during public meetings and review of potential impacts by projects subject to CEQA.

Summary of Findings

Agriculture and Resources

1. 40% of Merced County land is defined by Merced County land use codes as “recreational” or “foothill pasture, not viable for intensive agriculture”. However, Merced County Planning Department’s Qualitative Analysis claimed 93% of its land is “suitable and viable for production”.
2. According to Merced County land use codes, only .55 million acres are available for production agriculture. However, Merced County Planning Department’s Qualitative Analysis claimed that 1.18 million acres are “suitable and viable for production”.
3. Only 17% (218,000 acres) of the total land in Merced County sustains 100% of our edible fruits, vegetables, nuts & grains.
4. 83% of groundwater pumping in Merced County is by private, unregulated wells. Groundwater levels dropped 15ft on average over the last two years 2008-2010.

Minor Subdivisions

5. VLA found 349 recorded subdivision maps, 58,891 acres divided and 847 parcels created by minor subdivisions, 1998-2008.
6. Minor Subdivision activity appeared to correlate closely with high real estate values. However, Merced County Planning Department concluded the motive for most requests was family planning purposes.
7. After the planning staff recommendations to deny minor subdivision applications increased, new recommendation procedures were implemented and staff denial recommendations were reduced dramatically.
8. Ranchette parcels converted from agricultural yield an increase in land value and tax-revenue, but result in a deficit for the county.
9. Each Minor Subdivision has the potential to result in the development of at least four new dwelling units.
10. 50% of minor subdivisions were sold to a different surname. However, the Merced County Planning Department stated only 4.3% were for sale and concluded the motive for most requests was family planning purposes.
11. VLA maintains that a 10-year scope is not sufficient to observe dwelling unit impacts.

Exemption Use, Records Access

12. Over 90% of responding California counties do not use the CEQA General Rule Exemption, or use it only for rare circumstances.
13. Merced County’s current two-hour “viewing time” limit is not legal.
14. Other counties do not restrict viewing time for accessing public records.

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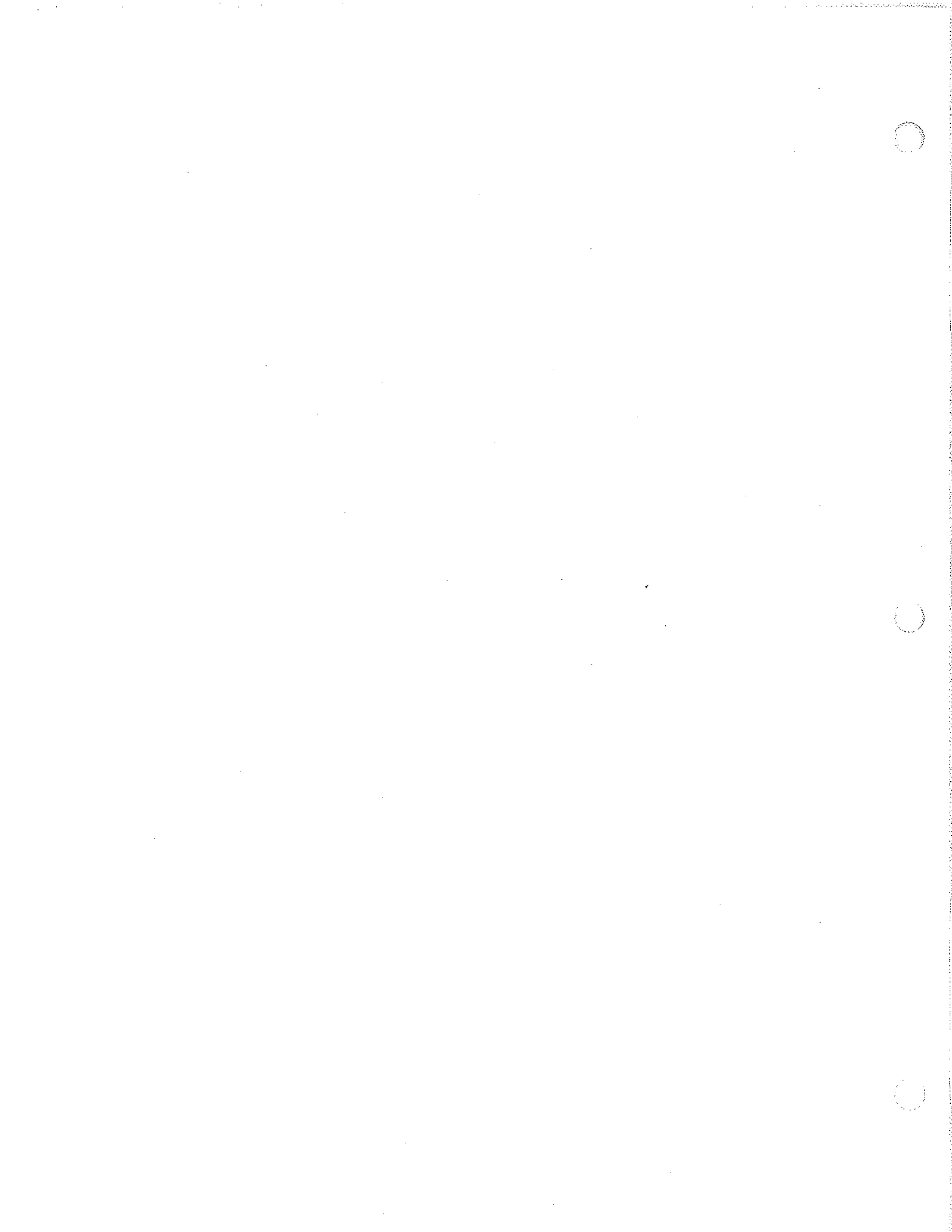
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Introduction

Cause for Concern: Depletion of Agricultural Resources

At first glance Merced County appears to have plentiful amounts of open space and agricultural land. However, our most valuable farmland is not as abundant as most believe. Also, local farmland viability is threatened by urban sprawl, groundwater overdraft, intensive production and rising production costs due to global resource depletion. Of course, these issues aren't unique to Merced County:

“Must it not then be acknowledged by an attentive examiner of the histories of mankind, that in every age and in every State in which man has existed, or does now exist That the increase of population is necessarily limited by the means of subsistence, That population does invariably increase when the means of subsistence increase, and, That the superior power of population is repressed, and the actual population kept equal to the means of subsistence, by misery and vice.”

– Thomas Robert Malthus. An Essay on the Principle of Population, 1798

Growing population, resource depletion and degrading agricultural land threaten the stability of both global markets and local food supplies. For example, since 1960, a third of global cropland has been abandoned because it has been degraded beyond use. Meanwhile, China's food imports have been steadily increasing and they are projected to increase to 200 million tons of grain by 2030, which would require most of the world's food exports. (Schade, 2010)

Since the advent of the Green Revolution, the global population has nearly tripled from nearly 2.5 billion to 7 billion people between 1950–2010. The global population is now projected to increase to 9.2 billion people by 2050. (Mórrígan, 2010) However, the “success” of the Green Revolution is primarily due to its increased use of non-renewable fossil fuel resources for fertilizers, pesticides, and irrigation to raise crops. As a result, industrial agriculture -and the survival of billions of people- is dependent on non-renewable resources which are now entering a critical state of decline.

The imminent decline of global oil supplies will have devastating effects on agriculture production. Global production of crude oil has plateaued since 2005 (U.S. EIA, 2011) and is expected to

decline in the near future. The U.S. Joint Forces Command of the U.S. Department of Defense warned in 2010, "By 2012, surplus oil production capacity could entirely disappear, and as early as 2015, the shortfall in output could reach nearly 10 million barrels per day. The implications for future conflict are ominous." (U.S. JFC, 2010) Essential fertilizer components are also nearing depletion. For example, the U.S. is projected to deplete its phosphorus reserves within 30 years. (USGS, 2009)

In California, more than 1.3 million acres of agricultural land were converted to nonagricultural purposes since 1982. This represents an area larger in size than Merced County; or a rate of about one square mile every four days. The largest losses from agricultural land categories were from Prime Farmland and Grazing Land (559,743 and 386,525 acres, respectively). (Chernow, 2011)

Locally, groundwater supplies in the San Joaquin valley are dropping rapidly and threaten the viability of much of our agricultural land. The UC Irvine Hydrology and Climate Research Group testified before the U.S. House of Representatives Subcommittee on Water and Power that groundwater in the Sacramento-San Joaquin area is disappearing at a rate equivalent to losing Lake Mead, "the largest reservoir in the U.S.", roughly every five years. (Famiglietti, 2010)

With these concerns in mind, it is imperative for our food security and the future of our society to identify and evaluate our agricultural resources in Merced County so that we may explore ways of acting locally, and in larger contexts, to protect our productive agricultural land, water resources, wetlands and air quality.

What Will I Learn From This Study?

This study is to determine if adverse consequences to our environment and resources were studied adequately by Merced County officials, particularly regarding Minor Subdivisions, although our concerns extend to long-term planning at all levels within Merced County and the greater San Joaquin Valley.

1.0 Merced County Background

1.1 Location and Population

Merced County is located between Sacramento and Fresno in the northern San Joaquin Valley of California. All zoned lands within the County consist of 1,268,629 acres or 1,982 square miles. The County has 1,182,492 acres or 1,848 square miles of agriculturally zoned, A-1 (General Agriculture) and A-2 (Exclusive Agriculture). The suitability and viability of this agriculturally-zoned land is discussed at length in the findings of this study in Section 8.3.

Merced County is home to 128,674 acres of wetlands - the largest wetland complex in California. The Grassland Ecological Area was established by the U.S. Fish and Wildlife Service for the purpose of designating an area in which public easements for wetland conservation were to be purchased. Approximately 51,000 acres are in public ownership in federal wildlife refuge, state wildlife areas and state parks. (Grassland, 2001)

The population of Merced County is 255,793 according to the 2010 U.S. Census Bureau. Between 2000-2010, Merced County's population grew by 21.4%, faster than the California average of 10.0%.

1.2 Agricultural Income

In 2009, raw Agricultural production in Merced County was more than a \$2.46 billion industry before processing and value-added activities and is currently the main source of revenue in the region. (Robinson, 2009) Agriculture provides economic support for other industries including packing, processing, packaging, transporting and marketing agricultural products. (Norton, 2007) This effect is often quantified as an "economic multiplier" -- a measurement of the ripple effect of agriculture. Assuming a multiplication factor of 2.23, taken from research specific to the San Joaquin Valley (Barker, et al., 2009) the raw goods produced and revenue generated through these additional industries in Merced County could be estimated at approximately \$5.5 billion. *However, a brief tally of large agricultural entities in Merced County nearly exceeds Baker's academic estimate: Hilmar Cheese, \$1 Billion; Foster Farms, \$1 Billion; E & J Gallo, \$1.5 Billion (some plants in Stanislaus County); Gemperle Farms, \$600 million.*

I.3 1990 General Plan

The Merced County 1990 General Plan is the long-term policy document that guides land use, housing, transportation, infrastructure, community design, and other policy decisions for 20 years, 1990-2010.

The Agricultural Element of the General Plan acknowledges that the current 20 acre parcel size in the A-1 zone may not protect the County from rural “ranchette” development, and that parcels of 40 acres or greater are more likely to remain in active farming. (Section VII.B.4 of the Merced County General Plan Agricultural Element)

As of June 2011, Merced County is still in the process of updating their next General Plan which is slated to guide long-term policy to 2030. However, all instances of the General Plan in this report should be assumed to refer to the 1990 General Plan.

I.4 Farmland Conversion in Merced County

Between 1992-2008, over 101,860 acres of Important Farmland and 16,452 acres of Grazing Land have been converted to other uses. (CDC, 2011) (*“Important Farmland” includes the farmland categories: Prime, Statewide Importance, Unique and Local Importance*) This figure represents 8.6% of Merced County’s total acreage.

The 2006-2008 Farmland Conversion Report shows that Merced County’s farmland-to-urban land conversion nearly came to a halt after the real estate decline, with only 200 acres converted to urban uses. In contrast, between 2002-2004 approximately 2,000 acres were converted over the same time span. However, the 2006-2008 report also shows a significant increase in conversion to vacant lands, potentially indicating intentions for urban conversion which were unsuccessful.

Throughout the San Joaquin Valley, the report also shows accelerating rates of farmland being “downgraded”, or reclassified, to grazing land due to land idling or long term dryland farming. In many cases, high salinity or drought-related land retirement was a factor. (CDC, 2011)

2.0 Minor Subdivision Background

2.1 What is a Minor Subdivision?

A “minor subdivision” is the act of geographically splitting a parcel or multiple parcels of land, and assigning new ownership rights to that parcel, particularly the legal right to build more dwelling units. Merced County defines a Minor Subdivision as:

A Minor Subdivision is the division of any land into four or fewer parcels for the purpose of sale, lease, financing, or as a gift, except for leases of agricultural land for agricultural purposes. A Minor Subdivision requires approval of both a “Tentative Parcel Map” and a “Parcel Map”. Minor Subdivisions are discretionary (public officials are not compelled to approve them) and may ultimately result in land uses that could have a significant effect on the environment. They are, therefore, subject to environmental review.

2.2 Reasons for Studying Minor Subdivisions

The parcelization and paving of farmland has been shown by American Farmland Trust to endanger the viability and economic productivity of agricultural land in Merced County and throughout California. Although there are several macro-trends contributing to the decline of soil health and arable land, Valley Land Alliance chose to pursue the study of Minor Subdivisions in Merced County due to the alarming rate of land divisions which occurred during the housing boom of the 2000’s leading up to the real estate market crash occurring from 2006-08.

2.3 The California Subdivision Map Act

The Subdivision Map Act states that legislative bodies of local agencies are responsible to regulate and control the design and improvements of subdivision development within their geographical boundaries. (California Government Code § 66411) These local agencies are responsible for reviewing maps of a proposed subdivision. A tentative map is required to be consistent with the existing general and/or specific plans. (§ 66473.5, 66474)

2.4 Minor Subdivision Restrictions

Restrictions on Minor Subdivision approvals in the California Government Code 66474.4(a):

- Cannot be currently under Williamson Act contract
- Cannot be less than 10 acres of prime agricultural land
- Cannot be less than 40 acres of not prime agricultural land

2.5 Rural Residential Developments, or “Ranchettes”

Rural residential development is the construction of occupied dwelling units not required by farmers and ranchers to work the land, but primarily for residential use by non-farmers. These developments are commonly referred to as “ranchettes” and have been shown to significantly contribute to urban sprawl and the economic decline of surrounding agricultural land, in part due to conversion of smaller parcels to less-productive ‘hobby farms’.

3.0 CEQA Background

3.1 CEQA - The California Environmental Quality Act

At its core, the California Environmental Quality Act (CEQA) is an informational statute designed to provide citizens access to information relating to the effects of a project on the environment. The intent of the statute is to increase the effective participation of the public in the environmental review process. CEQA (§ 15378) defines a “project” as:

The whole of an action, which has a potential for resulting in either direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following:

- (1) An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code (§ 65100-65700).*
- (2) An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.*
- (3) An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.*

3.2 EIR - Environmental Impact Report

An Environmental Impact Report (EIR) is the fullest extent of environmental study which a project may be subjected to under CEQA. An EIR includes: an initial study, a detailed review of a proposed project, its potential adverse impacts upon the environment, measures that may avoid or reduce those impacts, and alternatives to the project.

An EIR does not require adherence to a predetermined environmental outcome. Rather, it requires decision makers to account for environmental values in their decisions and to justify those decisions in light of detailed environmental studies and public comments on the potential environmental impacts of the proposal. (Holder, 2004)

3.3 Initial Study

An initial study is a preliminary analysis of the environmental effects of a proposed project, generally prepared by the lead agency if a project is not exempt from CEQA. An initial study's basic purpose is to provide the lead agency with information to use as the basis for deciding whether to prepare a negative declaration, mitigated negative declaration, or an Environmental Impact Report. The scope of the initial study must include the "whole of an action" and must also consider every phase of project planning, implementation, and operation. (PCL, 2007)

3.4 Cumulative Effects

"Potential cumulative effects" are the incremental impacts that projects might have on the environment such as the pollution of air or water, or paving of productive agricultural land. CEQA requires assessment of potential cumulative impacts to determine if a project will require an EIR:

"The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over time." (Cal. Code Regs. Tit. 14 § 15355)

CEQA also specifies that a cumulative effect:

"refers to two or more individual effects which, when considered together are considerable or which compound or increase other environmental impacts." (Cal. Code Regs. Tit. 14 § 15355)

4.0 CEQA Exemptions

4.1 “Categorical” Exemptions

A number of “categorical” exemptions exist, which may be cited by a lead agency to bypass environmental review for a project if the agency determines that there is an applicable exemption in §15300-15333 of the CEQA Guidelines. Between 1998-2008, Merced County utilized the following exemptions to bypass minor subdivision CEQA review:

- **§15301 Existing Facilities** - *“Class 1 consists of the operation, repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.”*
- **§15305 Minor Alterations in Land Use Limitations** - *“Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel; (b) Issuance of minor encroachment permits; (c) Reversion to acreage in accordance with the Subdivision Map Act.”*
- **§15315 Minor Land Divisions** - *“Class 15 consists of the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are requested, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.”*

4.2 “General Rule” Exemption

The General Rule Exemption (GRE), also known as the “common sense exemption”, allows an agency to exempt a project from review based on a general opinion that a project will not have any significant effects on the environment. The exemption is defined in the California Code Regs. Tit. 14 § 15061(b)(3)):

§15061(b)(3) Review For Exemption - *“The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”*

4.3 Restrictions of the “General Rule” Exemption

The GRE only applies when environmental impacts can be regarded “with certainty” as non-existent. Rather than burden the public to demonstrate potential impacts, legal precedent requires that the County has the burden to demonstrate, with substantial evidence, that the activity falls within the exemptions provided for under CEQA. (Magan v, County of Kings (2002), 105 Cal. App. 4th 468, 475)

5.0 History of "General Rule Exemption" Use

5.1 Overview of Concern and Public Comments

Beginning in 2000, an escalating number of minor subdivision applications were submitted to divide parcels of land. In approximately 2004, organizations began to submit public comments to share their concerns about this rising phenomenon. Comments were submitted by Valley Land Alliance (VLA), Merced County Farm Bureau (MCFB), University of California Cooperative Extension (UCCE), Grassland Resource Conservation District (GRCD) and San Joaquin et al.

The CEQA General Rule Exemption was utilized to bypass environmental review in a number of these applications. On many occasions, legal precedents were cited by the public to show that the CEQA General Rule Exemption should not be used by Merced County's Hearing Officer, Planning Commission or Board of Supervisors without supporting evidence to demonstrate that a project had absolutely no significant effects on the environment. In addition, several reasonable arguments and legitimate questions were raised suggesting the potential for significant impacts of individual projects as well as cumulative effects of the many minor subdivisions being approved.

5.2 Legal Precedents Cited in Public Comments

A partial list of legal precedents cited by organizations in their comments:

- Davidon Homes v. City of San Jose (1997) 54 Cal.App.4th 106, 118

"An agency may find a proposed project exempt under Section 15061(b)(3) only if its precise language clearly applies. Any possibility that the project might culminate in a significant adverse change removes it from this exemption. If a reasonable argument is made that suggests a project might have a significant impact, the agency must refute that argument to a certainty to rely on the exemption."

"In the case of the common sense exemption... the agency's exemption determination is not supported by an implied finding by the Resources Agency that the project will not have a significant environmental impact. Without the benefit of such an implied finding, the agency must itself provide the support for its decision before the burden shifts to the challenger."

"Imposing the burden on members of the public in the first instance to prove a possibility for substantial adverse environmental impact would frustrate CEQA's fundamental purpose of ensuring that government officials make decisions with environmental consequences in mind."

"Moreover, the showing required of a party challenging an exemption under Guidelines Section 15061, subdivision (b)(3) is slight, since that exemption requires the agency to be certain that there is no possibility the project may cause significant impacts. If legitimate questions can be raised about whether the project might have a significant impact and there is any dispute about the possibility of such an impact, the agency cannot find with certainty that a project is exempt."

- *Dunn-Edwards Corp. v. Bay Area Air Quality Mgmt. Dist.* (1992) 9 Cal.App.4th 644
"Also, when evidence is presented to a lead agency showing possibility of adverse impact, the agency cannot rely on the absence of supporting data, because the agency cannot say with certainty that there is no possibility of significant effect on the environment."
- *Magan v. County of Kings* (2002), 105 Cal. App. 4th 468, 475
"the County has the burden to demonstrate, with substantial evidence, that the activity falls within the exemptions provided for under CEQA."
- *CA Farm Bureau Fed. v. California Wildlife Conservation* (2006) 143 Cal. App.4th 174
An agency must meet the high burden of *"establishing the common sense exemption, i.e. that there is no possibility that the project may cause significant environmental impacts."*
The court recognized that even seemingly benign actions such as habitat creation activities and acquisition of conservation easements will require review under CEQA when there are potentially significant impacts.

5.3 Arguments for Cumulative Effects Cited in Public Comments

Below is a partial list of arguments submitted regarding potential effects and cumulative effects of various minor subdivision applications:

- Smaller parcels are less able to utilize the economies of scale available to larger parcels. Most parcels are too small to become viable economic units on their own.
- State regulations now create buffer zones around residences restricting the use of some common soil pesticides. Having homes adjacent to fields can significantly impair a farmer's ability to use soil fumigants to control pests and may result in a decline in the economic viability of land.
- Aerial applicators can no longer treat some parcels due to proximity of new homes.
- Smaller parcels make it more difficult to obtain grant funding for easement purchases.
- Rural residential development increases transportation impacts and costs for services such as fire and water.
- An American Farmland Trust study found that ranchettes in Merced County account for 8,122 acres, or 19% of all urban acreage.
- 67,487 acres of A-1, A-2 land in Merced County are threatened, at-risk, or already a ranchette. (Dunbar, 2000)
- 42,636 additional acres will be urbanized in Merced County between 2004-2050. (Thompson, 2007)
- A minimum of 79,050 additional acres is estimated to be urbanized in Merced County between 2000-2040. (Tietz, 2005)

The urbanized-acreage estimates, ranging between 42,636-79,050 acres are considered significant in the context of the edible crop acreages which are discussed in Section 8.3 on Page 37.

5.4 Public Request for Study of Cumulative Effects, Groundwater Basin

On multiple occasions, VLA and MCFB made public comments to request that a hydrological study be done for the Merced Groundwater Basin and that a study of Merced County's minor subdivision approvals from 1990 to today must to be performed in order for the County to assess cumulative impacts of these past project approvals.

5.5 Merced County Conducts Study, Finds No Cumulative Effects

In response to these assertions and to support its frequent use of the General Rule Exemption, Merced County staff conducted a study titled "*A Qualitative Compilation of All Minor Subdivision Activity Countywide in A-1 & A-2 Agriculture Zones Over the Past Ten Years (From January 1998 to March 2008)*". The study includes findings based on acreage and parcel data provided by three private engineering firms and a field investigation conducted by Merced County staff.

The first two paragraphs of Merced County's conclusion stated:

- *"Staff found that most requests for minor subdivision applications over the past ten years were actually made by farmers that wished to divide their property for family planning purposes in order to protect and preserve their family farm from financial disaster and to pass the family farm on to the next generation."*
- *"Based on this qualitative compilation, it is staff's opinion that there is no significant environmental impact from Minor Subdivision activity over the past ten years. Based on view that the history has not produced significant large numbers of residential dwelling units on agricultural lands other than those residences used to support agriculture production."*

Further details contained in the *Qualitative Compilation* are discussed in Section 6.3 on Page 19.

5.6 Public Disagrees with Merced County's Qualitative Analysis

VLA and Merced County Farm Bureau disagreed with Merced County's conclusions and chose to pursue an independent study, due to the following discrepancies:

- ***Applicant Intent: No Supporting Evidence***

Merced County provided no supporting evidence to demonstrate "that most applications were made by farmers wishing to protect their property to pass on the family farm."

- ***Acreage Comparisons: Misleading Evidence***

Merced County contrasted the acreage of Minor Subdivisions with all the A-1 and A-2 land in Merced County to show that long-term cumulative impacts were insignificant.

VLA found this evidence to be misleading as the values provided included land that was designated specifically for wetlands, recreation and non-economically viable grazing.

- ***Groundwater Availability: No Supporting Evidence***

Merced County did not include any information about groundwater, although several agencies have acknowledged that we are overdrafting our groundwater supplies. VLA found that many of the rural residential developments rely on well water.

- ***Recent Residential Activity: Insufficient Evidence***

VLA evidence calls into question Merced County's conclusion that the number of new dwelling units resulting from Minor Subdivision applications processed between 1998-2008 was insignificant. VLA recommends at minimum a 20-year scope to sufficiently study these resulting dwelling units.

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6.0 Purpose, Scope and Related Studies

6.1 Purpose

The purpose of this study is to expand on the research compilation released by Merced County in order to provide an independent perspective on the cumulative impacts of Minor Subdivisions. In addition, this study compares Merced County with other counties across California regarding the use of Minor Subdivision CEQA exemptions and processing of public information requests.

In this report, answers were sought for the following questions:

1. *Can the impacts on agriculture and natural resources due to ranchette development from minor subdivisions be conducted with the information available?*
2. *How many splits resulted in new ranchette dwelling units?*
3. *What percentage of minor subdivision parcel splits resulted in a sale of one or more parcels to a new owner of a different surname?*
4. *Has Merced County's use of the General Rule Exemption (GRE) subverted the intent of CEQA, Merced County's General Plan and the Merced County Zoning Code?*
5. *How does Merced County's use of the GRE compare with other counties?*
6. *What public records protocols do other counties utilize?*
7. *Did Merced County adhere to California public records access rules?*

6.2 Scope

This report utilizes all reasonably available information on Minor Subdivision Parcel Splits in Merced County on Agriculture-zoned land (A1 and A2) between 1998-2008. Parcels zoned Agriculture Residential (A-R) were not considered for this report. A total of 353 minor subdivision application files were considered; sixteen potential application files were not included due to a lack of available information.

Building permits contained in the electronic database utilized by Merced County were not available for the purposes of this study. Therefore, our analysis does not include the total number of residences resulting from all Minor Subdivisions.

Instead, we provided a qualitative analysis based on satellite imagery dated 1998-2010 of the structures visibly constructed on substandard parcels. Although this method was unfortunately not as comprehensive as utilizing a database of building permits, the results appear to suggest that no method of observation is sufficient to predict the actual number of dwelling units which may result from Minor Subdivisions within the given time frame.

This report recognizes the substandard parcel "Minimum Parcel Size Exemptions" according to Chapter 18.02.03.C of the Merced County Zoning Code. However, it is the opinion of the authors that sufficient legal precedent exists to place the burden of proof on the County to provide truly sufficient evidence that each of these projects will not contribute to cumulative impacts, regardless of its ability to meet the Minimum Parcel Size Exemption criteria in the zoning code.

The only substandard parcels which were regarded as sufficiently legal in this report were those created by the conveyance of a financial security instrument, or a "financial parcel map waiver", due to the fact that we found no evidence that any of these parcels were sold to new owners or resulted in the possibility of a new dwelling unit.

6.3 Related Study - Merced County

A Qualitative Compilation of All Minor Subdivision Activity Countywide in A-1 and A-2 Agricultural Zones Over The Past Ten Years (January 1998 to March 2008)

By Merced County, October 8, 2008

Findings Include:

1. 1,182,492 acres or 1,848 square miles of Merced County are agriculturally zoned, A-1 and A-2.
This zoning accounts for 93% or more of all acreage of all zoned districts in Merced County
2. A total of 267 Minor Subdivision maps were recorded on property zoned A-1 and A-2 from Jan. 1998 to March 2008 which resulted in 691 recorded parcels on 32, 573 acres.
3. There were 375 new parcels created compared to the 89,061 parcels that exist in Merced County. These new parcels represent 0.4 percent of all existing parcels (99.6 percent) in the past ten years.
4. Approximately 2.76 percent of all A-1 and A-2 property was subdivided or re-subdivided in the last ten years
5. A total of 66.4 percent (267 of 402) of all Minor Subdivisions were found to be located in A-1 and A-2 zones. Over 21 percent (110 of 512) of minor subdivision applications had expired, terminated, or were not recorded.
6. There were 97 residential dwelling units (including ADOMP's and granny units) that were constructed on parcels involved in Minor Subdivisions activity in the A-1 and A-2 zones over the past ten years.
7. The total annual number of new residential dwelling units averaged less than 10 (9.7) new homes per year from 691 resulting subdivided or re-subdivided parcels on 32,573 acres of the 267 recorded Minor Subdivision maps in the A-1 and A-2 zones.
8. Only six (6) of the 97 residential dwelling units are considered ranchette homes constructed on one or more substandard parcels (between 2 and 15 acres in size) and where the balance of the parcel remains fallow. Section VII, B.3.C of the General Plan Agricultural Element describes ranchettes as parcels which are too small for efficient farming, and which are taken out of agricultural production for construction of a single family home.
9. While 228 of the 291 recorded parcels (33%) in the past ten years are substandard parcels, over 91% of the parcels remained in agricultural production following division.

10. Only 30 of the 691 parcels (4.3 percent) are currently for sale.
11. Based on this ten year cumulative minor subdivision qualitative compilation analysis found in this staff report, nearly all Minor Subdivision applications in the A-1 and A-2 zones would qualify for a "Common Sense" exemption to the CEQA Guidelines under Section 15061(b)(3).

Conclusions Include:

- "most requests for minor subdivision applications over the past ten years were actually made by farmers that wished to divide their property for family planning purposes"
- "there is no significant environmental impact from Minor Subdivision activity over the past ten years."
- "a mere 97 new dwelling units (did not) constitute a significant negative impact"
- "Staff recommends the continuation of the practice"... "to restrict the number of dwelling units overall by placing a limit of two (2) dwelling units on each parcel as subdivided."

Table 6.3.1 - Qualitative Compilation by Merced County

Description	Total Acreage		Percent		
Countywide A-1 zoned parcels	530,879		44.89%		
Countywide A-2 zoned parcels	651,613		55.11%		
Countywide combined (A-1 & A-2) parcels	1,182,492		100%		
Subdivided acreage A-1 parcels (20 acre min.)	15,553		1.32%		
Subdivided acreage A-2 parcels (160 acre min.)	17,020		1.44%		
Total acreage subdivided	32,573		2.76		
Engineering & Land Surveying Firms					
	GVE	BCA	FF&P	Others	Totals
Recorded Maps in the A-1 & A-2 zones	107	84	33	43	267
Percentage of Maps	40.07%	31.46%	12.36%	16.10%	100%
Existing antiquated legal lots included	56	45	15	17.5	133.5
Total Existing Parcels	134	99	40	53	326
Total acreage subdivided	14,283	7,764	4,590	5,936	32,573
Existing Average Parcel Size	106.59	78.42	114.76	112.01	99.92
Existing average parcel size	106.59	78.42	114.76	112.01	99.92
Additional parcels created	180	102	45	57	384
10 yrs or less of ownership recorded	133	66	72	54	325
Total MS parcels recorded	294	201	86	110	691
Average parcel size after recording	48.58	38.63	53.38	53.97	47.14
Existing Homes	127	110	36	41	314
New Homes	51	19	10	17	97
Total Resulting Homes	178	129	46	58	411

6.4 Related Study - American Farmland Trust

Ranchettes: The Subtle Sprawl
 By American Farmland Trust, June 2000

Findings Include:

- A ranchette parcel removes more land from agriculture than any single higher density suburban dwelling.
- Merced County assessor has 1,956 parcels listed as ranchettes, totaling 7,538 acres.
- Developed rural parcels under five acres in size that were identified in this study are most likely to just have a homesite. Only 25 percent of acreage in the size group is assumed to still be in some form of production agriculture. Only 45 percent of the acreage of undeveloped parcels in this size group is estimated to have some production agriculture. The remaining acreage lies fallow awaiting homesites.
- The percentage of production agriculture on identified developed rural parcels increases to over 50 percent with parcels in the five-to-ten acre size group. These parcels are often located on good soil. An even higher percentage – 70 percent – of the acreage of this size group’s undeveloped parcels is assumed to host production agriculture operations.
- As expected, the highest percentage of production ag operations are found in the 10 to 20 acre size category – even on developed parcels (those with homesites on them). In Merced County, for example, 20 acre splits are common in agricultural areas but they are farmed contiguously.

Figure 6.4.1 - Urbanized Acreage and People-Per-Urban-Acre Projections

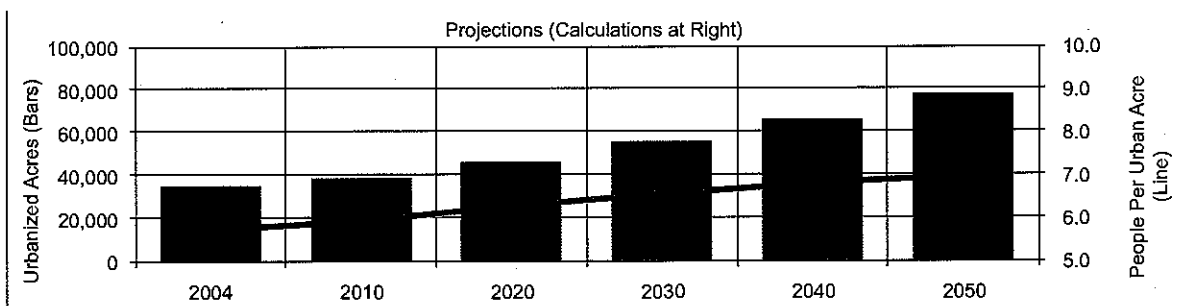


Table 6.4.1 - Merced County Ranchettes and At-Risk Parcels (See Figure 9.4.1 on Pg. 46 for graph)

(source: American Farmland Trust, June 2000)

Parcel Size (Acres)	Ranchette, Threatened, or At-Risk Agriculture?	Developed (D) or Undeveloped (U)?	Number of Parcels	Area of Parcels (Acres)	Total Assessed Value, Without Development, (in Dollars)	Total Assessed Value, With Development, (in Dollars)	Average Value Per Acre, Without Development (in Dollars)	Average Value Per Acre, With Development (in Dollars)	Avg. \$/acre Total
<02	Ranchette	D	384	660	\$ 9,803,633	\$ 25,882,940	\$ 14,843	\$ 39,189	\$ 54,032
<02	Ranchette	U	82	139	\$ 1,488,921	\$ 66,294	\$ 10,750	\$ 479	\$ 11,229
<02	At-Risk Ag	D	11	19	\$ 122,395	\$ 521,087	\$ 6,375	\$ 27,140	\$ 33,515
<02	At-Risk Ag	U	19	32	\$ 94,494	\$ 31,637	\$ 2,953	\$ 989	\$ 3,942
<05	Ranchette	D	851	2,664	\$ 25,267,245	\$ 56,541,832	\$ 9,486	\$ 21,228	\$ 30,714
<05	Ranchette	U	264	852	\$ 8,893,356	\$ 162,450	\$ 10,436	\$ 191	\$ 10,626
<05	At-Risk Ag	D	215	857	\$ 6,043,598	\$ 13,419,285	\$ 7,051	\$ 15,656	\$ 22,707
<05	At-Risk Ag	U	266	1,017	\$ 3,903,470	\$ 710,354	\$ 3,840	\$ 699	\$ 4,539
<10	Ranchette	D	159	980	\$ 6,597,297	\$ 10,870,949	\$ 6,729	\$ 11,088	\$ 17,818
<10	Ranchette	U	113	791	\$ 8,948,765	\$ 38,738	\$ 11,311	\$ 49	\$ 11,359
<10	At-Risk Ag	D	568	4,486	\$ 23,907,240	\$ 41,523,725	\$ 5,329	\$ 9,256	\$ 14,585
<10	At-Risk Ag	U	559	4,346	\$ 13,837,140	\$ 1,885,317	\$ 3,184	\$ 434	\$ 3,618
10+	Ranchette	D	29	382	\$ 1,576,460	\$ 2,147,832	\$ 4,124	\$ 5,618	\$ 9,742
10+	Ranchette	U	74	1,069	\$ 15,805,317	\$ 50,943	\$ 14,786	\$ 48	\$ 14,834
10+	Threatened	D	1,395	23,393	\$ 79,318,826	\$ 104,393,068	\$ 3,391	\$ 4,463	\$ 7,853
10+	Threatened	U	1,561	25,799	\$ 70,694,221	\$ 8,855,530	\$ 2,740	\$ 343	\$ 3,083

See Figure 9.4.1 on Pg. 46 for graph)

6.5 Related Report - CA Dept. of Conservation

California Farmland Conversion Report 2006-2008

By California Department of Conservation, January 2011

Findings Include:

- (Between 1982-2008), more than 1.3 million acres of agricultural land in California were converted to nonagricultural purposes. This represents an area larger than Merced County; or a rate of about one square mile every four days.
- The largest losses from agricultural land categories were from Prime Farmland and Grazing Land (559,743 and 386,525 acres, respectively).
- Vacant or Disturbed Land increases were significantly larger in 2006-08 compared to 2004-06 (4,620 and 901 acres, respectively). These conversions were distributed primarily in Fresno, Kern, and Merced counties. To a large degree these were formerly farmed lands which were disturbed in preparation for residential subdivisions; but infrastructure was not completed due to the downturn in the real estate market.
- Urbanization's impact on irrigated farmland was somewhat less concentrated in the San Joaquin Valley ('Valley') counties in this update (Table 6.5.1, right). During the previous two updates, six Valley counties placed in the top ten ranks; while in 2008 Merced County dropped to less than 200 acres of direct irrigated farmland to urban conversion.
- Reclassifications to Grazing Land or Farmland of Local Importance due to land idling or long-term dryland farming have accelerated significantly in recent updates. Between 2006 and 2008, 220,453 acres were affected, a 42% increase over the prior cycle. The San Joaquin Valley experienced 66% of the long term land idling (Figure 6.5.1, below).
- Five of the eight Valley counties had 10,000 or more acres of this conversion type; Fresno, Kings, and Kern counties accounted for more than 75% of the loss. The Fresno County decrease, more than 56,000 acres, was particularly notable. These conversions are associated with salinity and drought related land retirement on the west side of the Valley. This is a trend which has the potential to continue; FMMP field analysts have flagged in excess of 108,000 acres in the three counties as being in dryland or fallow status for two update cycles.

Figure 6.5.1 - Conversions Out of Irrigated Categories (2006-08, Acres)

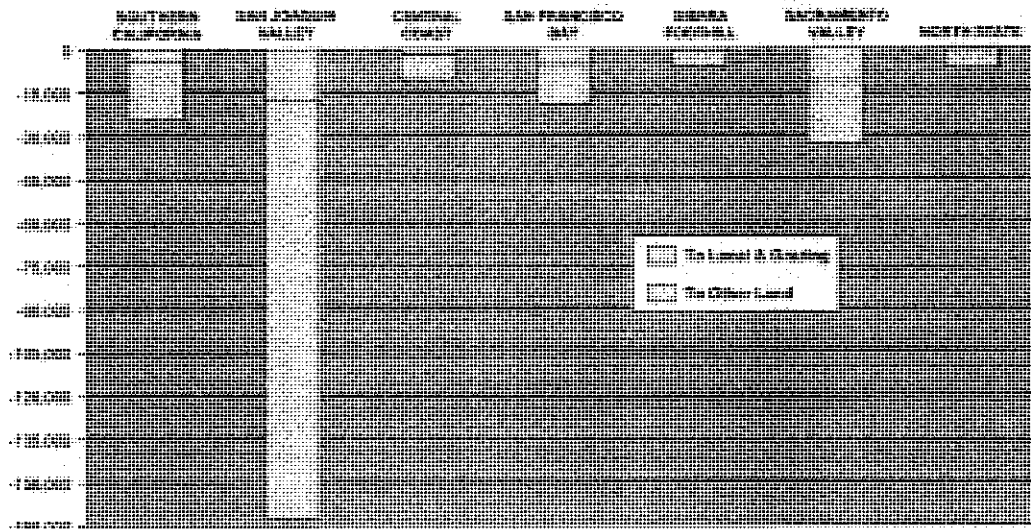


Table 6.5.1 - Merced County Land Use Conversion 1992-2008

DEPARTMENT OF CONSERVATION
Office of Land Conservation
Farmland Mapping and Monitoring Program

PART III Land Use Conversion from 1992 to 2008

	LAND USE CATEGORY	Total Converted To Another Use	Prime Farmland	Farmland of Statewide Importance	Unique Farmland	Farmland of Local Importance	Subtotal Important Farmland	Grazing Land	Total Agricultural Land	Urban and Built-Up Land	Other Land
92-94'	Important Farmland Subtotal	8,029	165	215	749	781	1,910	4,576	6,486	569	974
	Grazing Land	1,262	233	48	187	277	745	--	745	313	204
	AGRICULTURAL LAND SUBTOTAL	9,291	398	263	936	1,058	2,655	4,576	7,231	882	1,178
94-96'	Important Farmland Subtotal	6,492	430	68	294	1,937	2,729	1,812	4,541	554	1,397
	Grazing Land	3,209	725	344	518	1,255	2,842	--	2,842	285	82
	AGRICULTURAL LAND SUBTOTAL	9,701	1,155	412	812	3,192	5,571	1,812	7,383	839	1,479
96-98'	Important Farmland Subtotal	22,056	3,313	2,821	4,148	2,525	12,807	4,265	17,072	1,512	3,472
	Grazing Land	7,644	1,110	509	2,507	2,509	6,835	--	6,835	360	649
	AGRICULTURAL LAND SUBTOTAL	29,700	4,423	3,330	6,655	5,034	19,442	4,265	23,707	1,872	4,121
98-00'	Important Farmland Subtotal	15,082	798	1,148	2,948	3,601	8,495	3,900	12,395	971	1,716
	Grazing Land	3,445	288	318	2,264	132	3,012	--	3,012	49	384
	AGRICULTURAL LAND SUBTOTAL	18,527	1,086	1,466	5,212	3,733	11,507	3,900	15,407	1,020	2,100
00-02'	Important Farmland Subtotal	17,624	1,963	2,249	4,672	2,607	11,491	1,203	12,694	1,028	3,902
	Grazing Land	10,370	608	475	1,168	1,343	3,594	--	3,594	142	6,634
	AGRICULTURAL LAND SUBTOTAL	27,994	2,571	2,724	5,840	3,950	15,085	1,203	16,288	1,170	10,536
02-04'	Important Farmland Subtotal	18,305	298	450	1,684	11,817	14,249	123	14,372	1,677	2,256
	Grazing Land	4,856	249	418	1,655	1,863	4,385	--	4,385	137	334
	AGRICULTURAL LAND SUBTOTAL	23,161	547	868	3,539	13,680	18,634	123	18,757	1,814	2,590
04-06'	Important Farmland Subtotal	17,482	429	417	2,652	9,809	13,307	427	13,734	1,514	2,234
	Grazing Land	4,413	593	398	2,460	370	3,821	--	3,821	200	392
	AGRICULTURAL LAND SUBTOTAL	21,895	1,022	815	5,112	10,179	17,128	427	17,555	1,714	2,626
06-08'	Important Farmland Subtotal	12,275	329	159	329	8,835	9,652	146	9,798	396	2,081
	Grazing Land	2,593	245	196	1,355	390	2,186	--	2,186	248	159
	AGRICULTURAL LAND SUBTOTAL	14,868	574	355	1,684	9,225	11,838	146	11,984	644	2,240
98-08'	1998-2008 SUBTOTAL	106,445	5,810	6,228	21,387	40,767	74,192	5,799	79,991	6,362	20,092

Source: Summary Data for Merced County located at <http://www.conservacion.ca.gov/dlrfmmp/products/Pages/ReportsStatistics.aspx>

6.6 Related Report - Merced County Ag Commissioner

2009 Annual Report on Agriculture By Merced County Ag Commissioner, 2010

Findings Include:

- Despite an 18% decline in gross production value of Merced County's agricultural commodities, Merced County, surpassed a 2 billion dollar mark for the fifth consecutive year.
- For the third consecutive year Merced County suffered the effects of the drought on rangeland and the water rationing imposed by some of the water districts.

Figure 6.6.1 - Merced County Agricultural Commodity Value History



Figure 6.6.2 - 2009 Top 12 Commodities

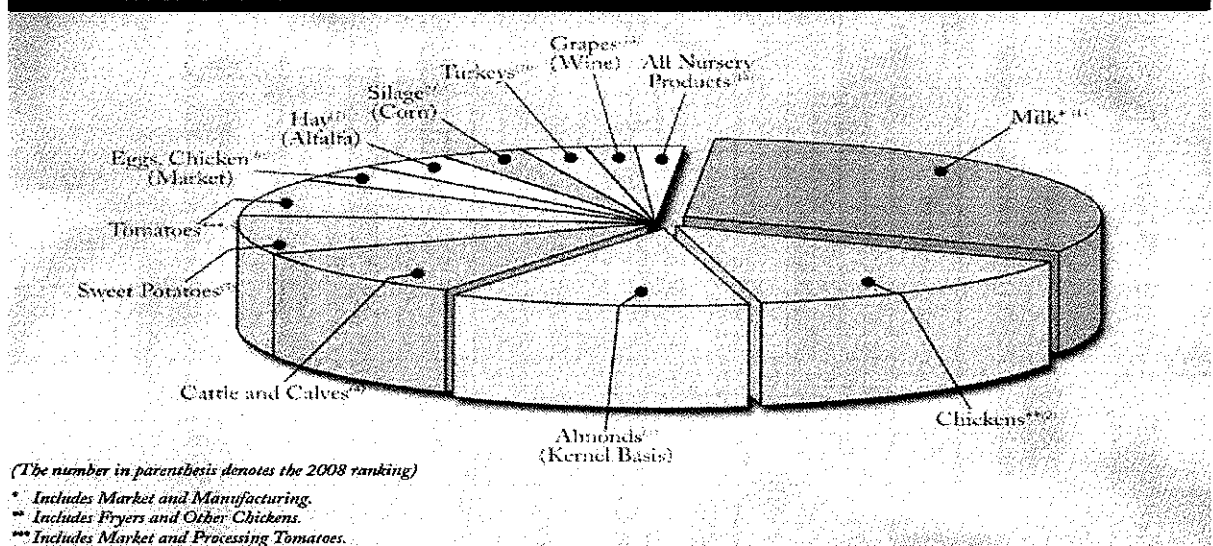


Table 6.6.1 - Value and Acreage of Merced County Agricultural Sector

	Acres	Total Value	Value/Acre	% Acreage	% Value
Vegetable Crops	61,204	\$395,809,000	\$6,467	4.8	16.1
Fruit and Nut Crops	127,289	\$388,459,000	\$3,052	10.0	15.8
Edible Field Crops	30,000	\$30,502,000	\$1,017	2.4	1.2
Beans (Dry Lima)	2,259	\$3,027,000	\$1,340	0.2	0.1
Corn (Grain)	10,826	\$11,973,000	\$1,106	0.9	0.5
Misc. Field Crops	3,040	\$1,326,000	\$436	0.2	0.1
Rice	2,455	\$3,439,000	\$1,401	0.2	0.1
Wheat	11,420	\$10,737,000	\$940	0.9	0.4
Other Crops and Livestock Feed	355,297	\$223,909,000	\$630	28.0	9.1
Barley	3,185	\$1,357,000	\$426	0.3	0.1
Cotton (Acala, Lint, Pima, Seed)	23,385	\$31,040,000	\$1,327	1.8	1.3
Hay (Alfalfa, Grain, Sudan)	141,116	\$85,504,000	\$606	11.1	3.5
Silage (Alfalfa, Corn, Other)	176,191	\$95,122,000	\$540	13.9	3.9
Straw	N/A	\$149,000	N/A		
Wheat	11,420	\$10,737,000	\$940	0.9	0.4
Pasture	600,547	\$16,804,000	\$28	47.3	0.7
Pasture (Irrigated)	30,719	\$4,838,000	\$157	2.4	0.2
Pasture (Other)	569,828	\$11,966,000	\$21	44.9	0.5
Stubble (Pasture)	N/A	\$261,000	N/A		
TOTAL CROPS & PASTURE	1,174,337	\$1,055,483,000	\$899	92.6	42.9
EDIBLES	218,493	\$814,770,000	\$3,729	17.2	33.1
NON-EDIBLES	955,844	\$240,713,000	\$252	75.3	9.8
TOTAL LIVESTOCK/PROD.	N/A	\$1,328,013,000		N/A	54.0
LIVESTOCK (& POULTRY)	N/A	\$581,766,000		N/A	23.6
LIVESTOCK PRODUCTS	N/A	\$746,247,000		N/A	30.3
TOTAL AGRICULTURE (A1/A2)	1,182,492	\$2,460,475,000		93.2	100.0
OTHER AG (BEES, AQUA, ETC.)	N/A	\$76,979,000		N/A	3.1
TOTAL ACRES MERCED CO.	1,268,629			100.0	100.0

Table 6.6.1 is derived from the 2009 Annual Report on Agriculture. See Figures 8.3.1, 8.3.2 & 8.3.3 on page 38 for visualization.

Note: Figure 6.6.2 on Pg. 25 (left) illustrates the high importance of Milk, Cattle and Chickens to the agricultural economy of Merced County. However, it is widely accepted that these operations are conducted on a relatively small quantities of land and partially rely on imported feed materials to produce their economic benefits. Therefore, for the purposes of evaluating the direct value of crop based agriculture these operations are omitted from our calculations regarding viable agricultural crop land.

7.0 VLA Research Process

- 7.1 *Research Other Counties*
- 7.2 *Collect "Trak-It" Data*
- 7.3 *Coordinate Viewing Hours and Guidelines*
- 7.4 *Collect Information From Minor Subdivision Application Folders*
- 7.5 *Request Missing/Incomplete Data*
- 7.6 *Check APN Status and Ownership History*
- 7.7 *Assemble Electronic Database*
- 7.8 *Correlate with GIS Mapping*
- 7.9 *Physical Visitation of Substandard Parcels With Dwelling Units*
- 7.10 *Compare to Merced County's Qualitative Compilation*

7.1 Research Other Counties

The planning departments of each of the 57 other counties in California were contacted in an effort to evaluate and compare their processing of Minor Subdivisions and procedural restrictions to view public information, with respect to the practices of Merced County. Each responding county planning department representative was asked a semi-structured set of questions including:

- *How many Minor Subdivisions does your planning department process annually?*
- *When processing Minor Subdivision applications, how often is the "general rule exemption" CEQA (§ 15061(b)3) utilized to exempt a project from environmental review?*
- *If not using the GRE, what alternative CEQA exemptions does your department utilize?*
- *What is your policy regarding public viewing of project files?*

7.2 Collect “Trak-It” Data

Merced County’s Qualitative Compilation consisted of third-party records submitted from for-profit engineering firms who performed the work for the project. We sought a third-party perspective by reviewing each County file available in the County’s Planning Department. We assembled a list of known Minor Subdivisions to facilitate our request for the physical folder files relating to each Agricultural Minor Subdivision between 2002-2008 (the years for which electronic records are available). For project files dated between 1998-2002, we relied solely on the planning department to disclose all applicable Minor Subdivision projects and to locate each application file.

7.3 Coordinate Viewing Hours and Guidelines

In response to our public records request, Planning Department Director Robert Lewis formalized a set of policies regarding the public viewing of project files during business hours. The policies included a two-hour restriction on the viewing of public records. Meetings to view public records were available by a one-day-per-week appointment to be scheduled one week in advance. VLA objected to these policies on the grounds that the Public Records Act explicitly states “Public records are open to inspection at all times during the office hours of the state or local agency” and “The guidelines and regulations adopted pursuant to this section shall not operate to limit the hours public records are open for inspection.”

In the interest of time, VLA moved forward to view the public records under these policies, regardless of the infringement upon the legal rights of citizens. To compensate for the small amount of time available, VLA and MCFB brought in volunteers and staff to transcribe information from the public records to the questionnaire form pictured in Figure 7.4.1 on Page 30. Initially, Merced County limited our file access to fifteen files per session. This was later expanded to thirty available files per viewing session after a paid VLA lawyer consulted with County Counsel to pressure them to uphold the rights of public access.

7.4 Collect Information From Minor Subdivision Application Folders

During the two-hour time window provided, VLA and MCFB volunteers and staff transcribed information from each Minor Subdivision application to our in-house questionnaire form in Figure 7.4.1 on Pg. 30 (right).

Any additional information contained in the folder, such as public comments or planning department correspondence, was noted as extensively as time would allow. In most cases public comments were later scanned for our records.

7.5 Request Missing/Incomplete Data

Throughout the data collection process, it was clear to volunteers that records-keeping standards varied over time and were dependent on the planning staff who originally compiled each application folder. It was not unusual to have at least some information that was not present in the folder. The data most commonly missing pertained to soil type, flood plain or water availability. For each of these categories, planning staff had information available on separate databases. This data was provided upon our request for particular minor subdivision applications on an individual basis.

Additional leads of entirely un-viewed files were obtained from Merced County's "Trak-It" system, the *Qualitative Compilation*, and other application files. These leads were provided to Merced County planning staff, who located the files where possible.

7.6 Check APN status and Ownership History

Each parcel APN was verified against the public database located in the Assessor's office. In addition, we tracked the ownership history and noted the present value of each individual parcel of land, including development improvements.

Figure 7.4.1 - Valley Land Alliance Public File Review Questionnaire

Process

File No.: MS04047 Date of App.: 4/18/04 Date of Approval/Denial: 9/18/04 By: RD

On the grounds: 15063(h)7 Conditions: ITF, 1 bidy only Staff Recom.: Approval/Difficult/Deny

Parcel Info

Name: _____ Supervisor District: 4

APN: 205-050-044 Acres Before: 50 Acres After: 20+20+20+20 OR 4 parcels of 20

Gen. Location: .25 miles South of Atwater-Jordan Rd. and .25 miles West of Central Ave. in Atwater area

Zoning: A-2 Adjacent: A-2, A-B, C Use of Property Before: Row crops, orchard, grazing, etc.

Split Type: MS, CSC Reason for Split Type: Family planning, etc.

Details

Soil Notes: Prime, Statewide Importance, Unique Flood Plain: Yes, No, OR Merced River, Zone A

of houses: 4 Williamson Act: Yes/No Water Availability: CCED, ARD, Deep wells, etc.

Engineering Co.: Golden Valley Engineering

Attachments

Public Comments: _____

Other Notes/Correspondence: _____

Attached Documents: _____

7.7 Assemble Electronic Database

Data was entered into a Microsoft Access database to perform calculations. Additionally, parcels were labeled red, orange, yellow, black or green based on the level of concern of VLA, with red representing the most concern, black being neutral and green being a positive impression of the handling of a particular application. Details of each label are as follows:

- RED** *One or more new dwelling units was built after the minor subdivision was approved.*
- ORANGE** *A sub-20 acre parcel created, strictly in violation of County Zoning Code or, the subdivision was approved against staff recommendation to deny the application.*
- YELLOW** *The subdivision was approved against staff difficulty to recommend the application or, public comments were submitted recommending denial of the application.*
- GREEN** *Application was denied or financial parcel waiver map was issued*
- BLACK** *May contribute to cumulative effects, even if processed with appropriate procedures*

7.8 Correlate with GIS Mapping

Information from the electronic database was exported into an ArcGIS map of Merced County to present a birds-eye view of Minor Subdivision activity.

A layer of parcel information was obtained which contained a snapshot of all Merced County parcels at a time estimated to be approximately half-way between 1998-2008. Each parcel was identified with an APN number - a number used by the County Assessor's office to identify each individual parcel.

By retrieving the APN numbers before and after the approval of each minor subdivision, we were able to identify every minor subdivision regardless of the time it was split. Some parcels on our map correlated to minor subdivisions which had already been split, others correlated to parcels before they were split. **For this reason, it cannot be discerned simply from the map as to whether a parcel had been split at the time this parcel layer was created.** One must look at the full database which includes APN numbers, available by request from Valley Land Alliance.

The parcel layer also contained the use type and acreage of each individual parcel. The acreage for each use type was summed in order to calculate the total acreages for each use which are displayed alongside Map 8.2.1. on Page 36.

The farmland layer available did not have any acreage data available with it. VLA believes that a more skilled GIS user might have been able to discern the specific amount of each farmland type associated with each minor subdivision. Unfortunately, this calculation could not be performed for this report.

Therefore, the farmland acreages which are associated with minor subdivision parcel splits in Table 9.1.1 on Page 42 are a sum of the acreage of all parcels which have been described as containing a particular farmland type. For example, if a 20 acre parcel was identified as having Prime farmland and Statewide Importance farmland, then 20 acres were counted to the total of both. We acknowledge the flaw in this method but wanted to highlight the importance of a calculation such as this for the value of assessing our true agricultural resources. We believe a detailed assessment of this kind is warranted if a project threatens to pave Prime farmland.

7.9 Physical Visitation of Substandard Parcels With Dwelling Units

Physical visits were conducted for 30 new homes built on substandard parcels which had been subdivided between 1998-2008.

8.0 Findings - Agriculture and Resources

8.1 Land Available For Viable Agriculture

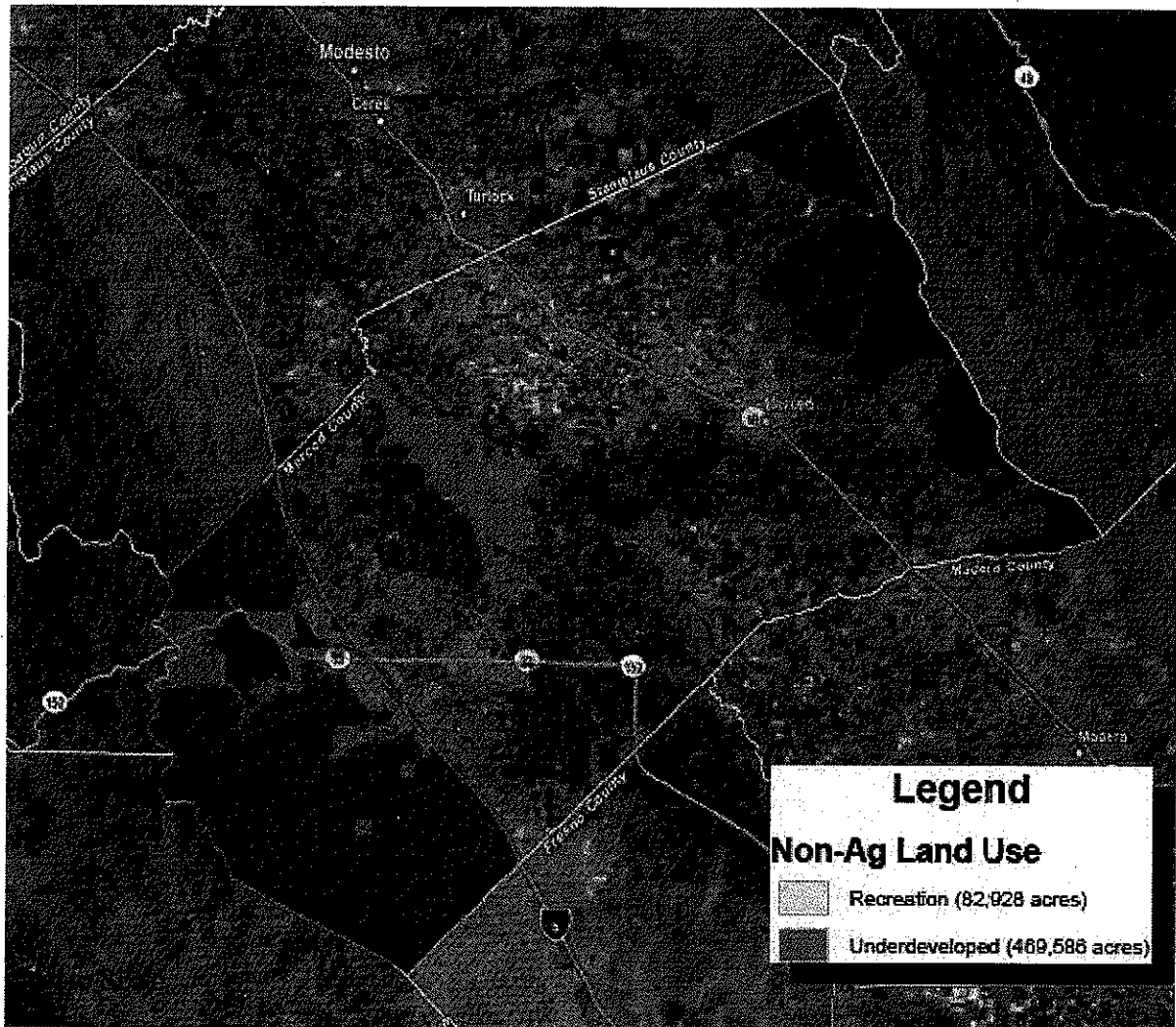
In Merced County's *Qualitative Analysis*, staff concluded that over 93% of Merced County's land was "available for suitable and viable agriculture production" because it was zoned as A-1 (General Agriculture) or A-2 (Exclusive Agriculture). However, the A-1 and A-2 zoning codes do not indicate the viability of land, its inherent value in perpetuity to the general public, nor the importance of the land's resources to supporting the local ecosystem. Merced County has provided no substantive data to prove the viability of the A-1 and A-2 zoned land. It is our belief that judging cumulative environmental impacts of projects based on this figure is erroneous and likely to be found illegal if judged in court.

Map 8.1.1 on page 34 depicts over 552,000 acres, or 40% of Merced County, which is not economically suitable or viable for intensive agriculture. The regions to the far East and West are most often left vacant or utilized only for low-density grazing. Meanwhile, the internal wetlands are reserved largely for parks and duck clubs. Despite the inability of this land to support intensive agriculture, it maintains an essential role as watershed.

According to CEQA, the cumulative impacts of a particular project cannot be disregarded based upon a subjective assumption that potential impacts will be a 'drop in the bucket' of a vast expanse of agricultural land. The economic data presented here, in absence of adequately detailed environmental studies, provides a sound basis for the disparity of land conditions within the A-1 and A-2 zones. The economic value of A-1 and A-2 land is derived from natural resources and is arguably subject to cumulative impacts from minor subdivision projects, based on further information provided in Section 8.3 on Page 37.

#1: 40% of Merced County land is defined by Merced County land use codes as "recreational" or "foothill pasture, not viable for intensive agriculture". However, Merced County Planning Department's Qualitative Analysis claimed 93% of its land is "suitable and viable for production".

Map 8.1.1 - Land Not Viable for Agriculture in Merced County



Merced County land use codes designate approximately 552,000 acres as Recreational (parks, wetlands and natural preserves) and Underdeveloped (vacant, foothill pasture not viable for intensive agriculture). Figure 8.3.1 on Pg. 38 depicts the low economic viability of pasture.

8.2 Land Use by Parcel “Use Name”

Examining parcels by use name provides a more accurate depiction of our available agricultural land than the methods utilized by Merced County. Rather than rely on a relatively arbitrary zoning code, a use code specifies the actual use of the property with more detail. For example, the duck club areas and wetland preserves are both zoned A-2, but would hardly be considered agricultural.

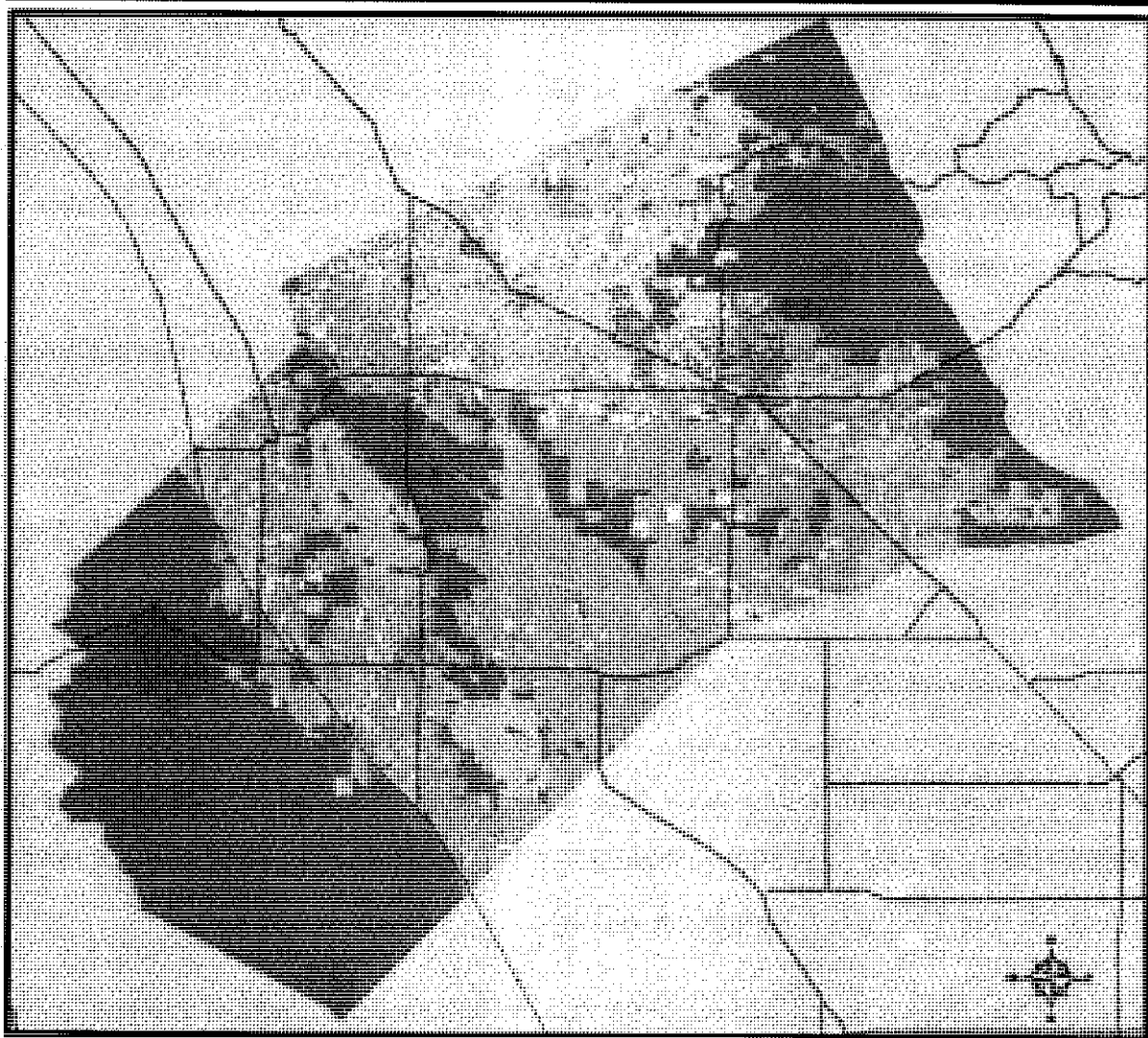
Table 8.2.1 displays the color-coded data provided in the parcel layer map represented in Map 8.2.1 on Page 36. (The map includes incorporated cities, but not proposed SUDPs such as Villages of Laguna San Luis.)

Table 8.2.1 - Land Use by Parcel “Use Name”











Parcel Use Code	Parcels	Acres	Avg. Acres
AGRICULTURE	7,863	396,461	50.3
Dairy	410	31,620	75.7
Duck Club	111	41,750	175.7
Conservation Land	2,395	139,497	58.3
Grassland	2,223	110,130	49.5
Industrial	314	2,101	10.7
High Commercial	207	747	1.2
Minor Commercial	2,175	4,238	2.0
Professional	2	1,000	500.0
Public - Park	1	1	1.0
Unimproved	3,801	157,551	41.5
Utility	1	4,921	4,921.0
Wetlands	10	28	2.8
Residential DU	6,747	17,221	2.5
Residential SA DU	2,231	1,211	0.5
Residential MD DU	241	121	0.5
Wetlands	132	3,735	28.3
Utility/Refuse	51	3,125	61.3
Vacant	2,395	3,621	1.5
TOTAL	79,895	1,224,734	

#2: According to Merced County land use codes, only .55 million acres are available for production agriculture. However, Merced County Planning Department’s Qualitative Analysis claimed that 1.18 million acres are “suitable and viable for production”.

Map 8.2.1 - Land Use by Parcel "Use Name"



MERCED COUNTY PARCELS & ACREAGE BY USE TYPE

-  Agriculture
-  Dairy
-  Duck Club
-  Protected Areas
-  Foothills and Grazing
-  Industrial and Commercial
-  Orchard
-  Poultry
-  Residential
-  Vacant

8.3 Unequal Viability of Agricultural Land

To support our argument that some A-1 and A-2 zoned land is not “suitable or viable”, we examined economic data in the *2009 Merced County Annual Report on Agriculture*. It is important to note that economic factors are not given consideration in CEQA’s project impact review process. Unfortunately, economic statistics are much more readily available and accurate than statistics for local groundwater resources or land quality.

The *Annual Report on Agriculture* provides economic statistics for a variety of crops and pasture land. By averaging the acreage and financial value of these agricultural commodity categories, we calculated the average annual value per acre in order to demonstrate the wide disparity between highly productive, economically valuable land and less productive, economically marginal land. Results are depicted in Figures 8.3.1 and 8.3.2 on page 38.

VLA found that approximately 17% (~218,000 acres) of land in Merced County sustains 100% (\$815 million) of the fruits, vegetables, nuts and grains we produce. This figure represents all of our edible, non-livestock agriculture. 28% (~355,000 acres) sustains our cotton, wheat and livestock feed valued at \$220 million. Pasture is 47% (~600,000 acres) of our land and sustains only 0.7% (\$16.8 million) of our agricultural value.

Note that these figures do not account for the value-added economic benefit of livestock, poultry and livestock products such as milk and eggs - operations typically located in concentrated areas. These figures are intended to simply highlight the land available for basic, edible agriculture and the sensitivity of this land to cumulative impacts.

#3: Only 17% (218,000 acres) of the total land in Merced County sustains 100% of our edible fruits, vegetables, nuts & grains.

Figure 8.3.1 - Average Value & Available Acreage of Merced County Agricultural Land

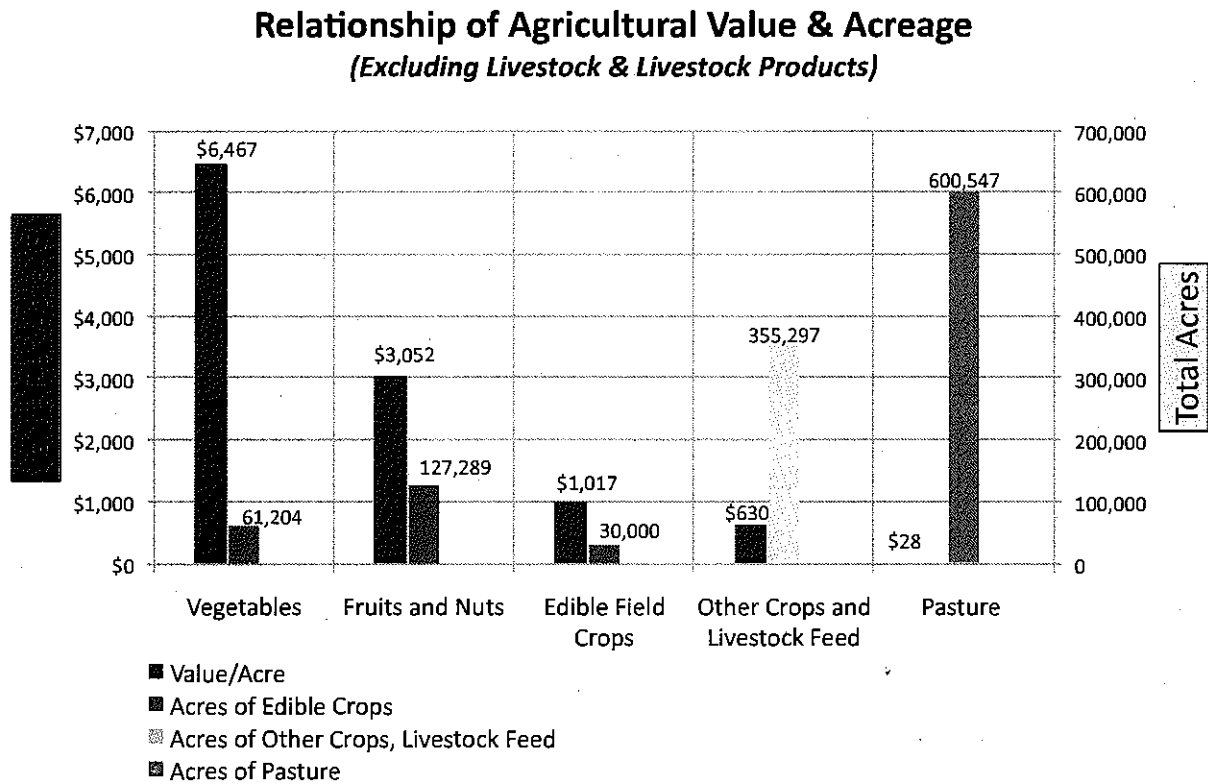


Figure 8.3.2 - Annual Value of Agriculture

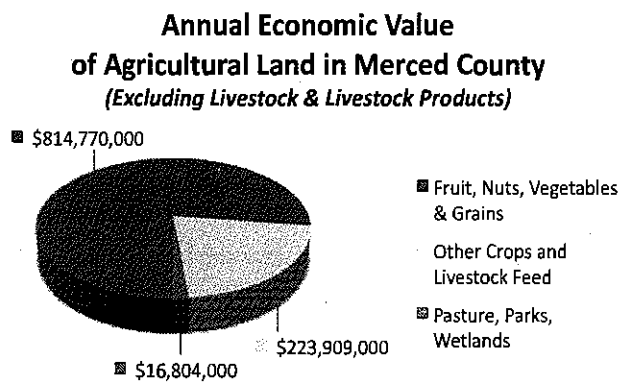
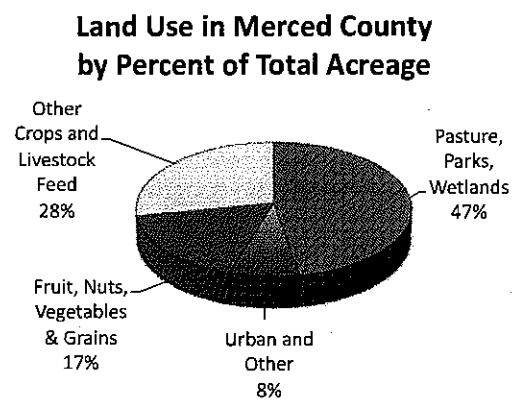


Figure 8.3.3 - Land Use Percentages



Calculations based on data in Merced County's 2009 Annual Report on Agriculture, Corresponding data is located in Table 6.4.1 on Pg. 22 for reference.

8.4 Groundwater Supplies

According to testimony given by the UC Irvine Hydrology and Climate Research Group to the U.S. House of Representatives Subcommittee on Water and Power, the central valley is pumping groundwater at an unsustainable rate and lost the equivalent of "Lake Mead, the largest reservoir in the U.S." during 66 months (~5 years) between October 2003-March 2009, in the Sacramento-San Joaquin drainage area. (Famiglietti,2010)

If this depletion rate is maintained, no combination of additional water storage or transfer, in the form of dams or canals, could solve the greater central valley's water problem.

MID has acknowledged that 83% of Merced County's groundwater is pumped from private, unregulated wells (CH2M-Hill, 2001) and that groundwater levels within MID have dropped an average of 15 feet over the last two years between 2008-2010. (MAGPI 2010)

Merced Area Groundwater Pool Interests' (MAGPI) Merced Groundwater Basin Groundwater Management Plan estimates that the average daily urban water use is expected to increase from 35.6 Million Gallons Per Day (MGD) in 1996 to 108 MGD in 2030. If groundwater use remains the sole source of our urban water supply, it is estimated that 72 new wells must be constructed to adequately supply Atwater, Livingston, Merced and UC Merced. (MAGPI, 1997)

According to the *Merced Water Supply Plan* highly-significant annual declines in the groundwater elevation are predicted if a concerted mitigation effort is not performed. The core element of the recommended mitigation effort is the construction of groundwater recharge basins whose total surface acres would be roughly equivalent to 2-3 Yosemite Lakes, or 1,000-1,400 acres. The total cost of the recommended mitigation plan is estimated at \$372 million. (CH2M-Hill, 2001)

MID is clear that once surface water is reallocated to urban uses, it can not replenish groundwater. Providing surface water for agricultural uses has an additional benefit of replenishing the groundwater supplies on which urban users depend. In the absence of a full mitigation plan, an allocation of only 50,000 acre-feet/year of surface water to non-agricultural uses would result in the depletion of groundwater according to the calculations depicted in Figure 8.4.1 on Page 40.

Figure 8.4.1 - Groundwater Estimations Without Mitigation

(CH2M-Hill, 2001)

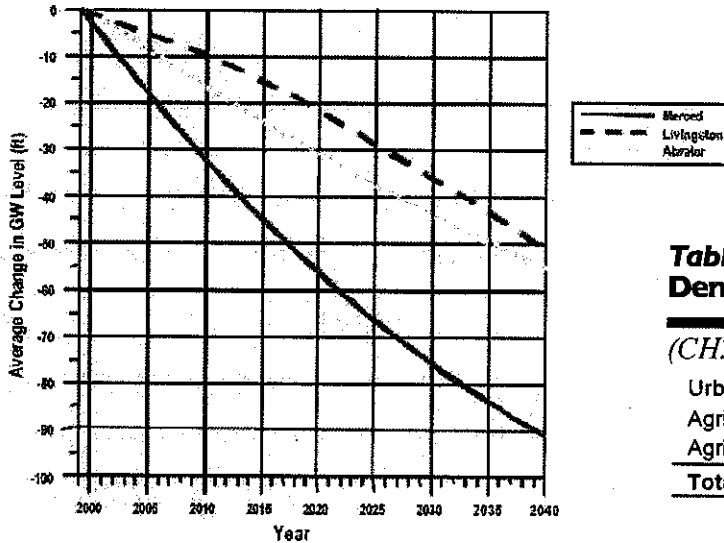


Table 8.4.1 - Total Applied Water Demand Estimation (Ac-Ft, 2040)

(CH2M-Hill, 2001)

Urban	118,000
Agriculture inside Merced ID	384,000
Agriculture outside Merced ID	658,000
Total	1,160,000¹

Merced Irrigation District monitors static and high groundwater levels on a monthly basis from a total of 196 active wells within its irrigation boundaries. MID also monitors shallow monitoring wells, located at the section corners, to determine localized areas of high or perched groundwater table conditions. The City of Merced monitors water levels at more than 120 monitoring wells on a quarterly basis. (CH2M-Hill, 2001) VLA recommends that Merced County work directly with these agencies to better assess impacts of projects such as minor subdivisions.

According to the USGS, a full-fledged groundwater monitoring program is unlikely to ever be feasibly implemented and so it is imperative that agencies cooperate to facilitate the mitigation programs recommended by MID.

#4: 83% of groundwater pumping in Merced County is by private, unregulated wells. Groundwater levels dropped 15ft on average over the last two years 2008-2010.

9.0 Findings - Minor Subdivisions

9.1 Recorded Minor Subdivisions and Resulting Parcels

82 more subdivision maps were recorded between January 1998 and March 2008 than were reported in Merced County's *Qualitative Analysis*. Also 26,318 more acres, an additional 45%, were divided than originally reported. The results are presented in Table 9.1.1 on Page 42.

Each minor subdivision was designated as containing farmland of various types, sometimes with multiple types being present on the same parcels. We present those figures here, both in parcels and in acreage, to provide some perspective on the amount of prime farmland that was involved in minor subdivision activity. The parcel numbers shown in Table 9.2.1 on Page 44 are an accurate tally of the number of parcels of various farmland types which were split in minor subdivisions. However, the acreage values are clearly inflated due to the fact that we could not specify which portions of acreage of individual parcels were specific to each individual farmland type.

Also, the difference between Merced County's analysis and VLA's analysis is not due to error on the part of Merced County. It is attributable to the method of study. In the interest of saving time, Merced County relied on an incomplete number of minor subdivision records kept electronically by the private engineering firms which handled them. VLA sought a more complete analysis by exacting the minor subdivision information from each of the stored application folders.

#5: VLA found 349 recorded subdivision maps, 58,891 acres divided and 847 parcels created by minor subdivisions, 1998-2008.

Table 9.1.1 - Minor Subdivision Maps Recorded 1998-2008

	VLA Analysis	Merced County Analysis	Difference
Maps Recorded	349	267	82
Original Parcels	439	326	113
Resulting Parcels	847	591	256
Prime Farmland	598		
Statewide Importance Farmland	636		
Local Importance Farmland	71		
Unique Importance Farmland	127		
Grazing Land	112		
Total Acres Divided	58,891	32573	26318
Prime Farmland	32,027*		
Statewide Importance Farmland	26,161*		
Local Importance Farmland	14,520*		
Unique Importance Farmland	17,501*		
Grazing Land	28,908*		
Total New Dwelling Units	97**	97	
New Substandard Dwelling Units	30	6	

* Due to GIS mapping insufficiencies, we were unable to calculate the exact number of acreage split on each type of farmland. The numbers provided are merely for a proportional perspective of the acreage split under each farmland type. For example, a 20 acre parcel labeled "Prime Farmland" and "Statewide Farmland" was totaled as 20 acres for each designation. However, in reality, the 20 acres should be split amongst "Prime" and "Statewide" designations based on an detailed assessment of each parcel.

** VLA couldn't discern the total of new dwelling units with the information available. The figure presented here is from Merced County's Qualitative Analysis. The methodology used to find this

9.2 Correlation with Real Estate Values

VLA was able to discern 353 Minor Subdivision applications which were processed between 1998-2008. Figure 9.2.1 on Page 44 depicts the applications processed on a year-by-year basis. Comparing Figure 9.2.1 and Figure 9.2.2 on Page 44, there is a troublesome correlation between the total number of Minor Subdivisions processed each year and the value of real estate over the same period of time. The peak in Minor Subdivision activity occurs just prior to the peak in real estate values, and quickly tapers off after real estate values subside. This strongly indicates that motives to apply for a minor subdivision were real estate based, not for family planning as indicated by Merced County.

#6: Minor Subdivision activity appeared to correlate closely with high real estate values. However, Merced County Planning Department concluded the motive for most requests was family planning purposes.

9.3 Planning Staff Recommendation Trends

Figure 9.3.1 on Page 44 shows the number of minor subdivisions which were approved or denied, with recommendations for approval, difficulty, or denial by Merced County planning staff.

VLA would like to note that staff recommendations for denial sharply increased in 2004, but were ignored. That same year a new policy was introduced in which, rather than recommend denial, the staff would simply say that they had "difficulty" to recommend a project. Greater transparency in how this policy was developed seems warranted in the eyes of the public as it appears to be a process which might stifle dissenting opinions of staff.

#7: After the planning staff recommendations to deny minor subdivision applications increased, new recommendation procedures were implemented and staff denial recommendations were reduced dramatically.

Figure 9.2.1 - Minor Subdivisions Processed Annually by Merced County

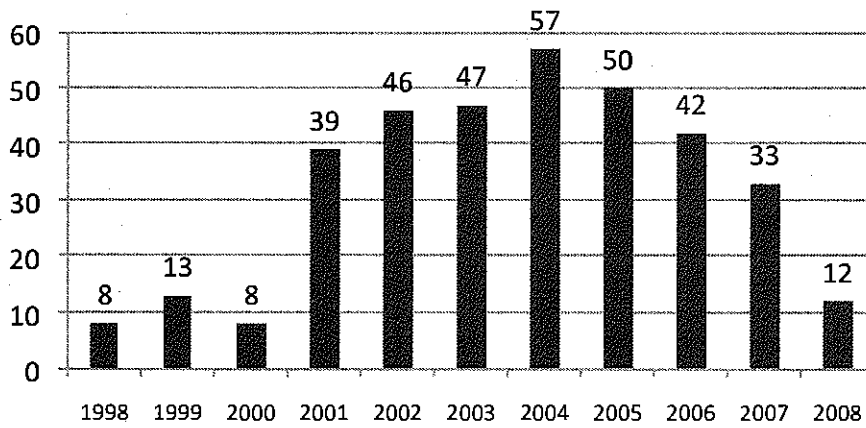


Figure 9.2.2 - Average Real Estate Values in Merced County 1998-2008

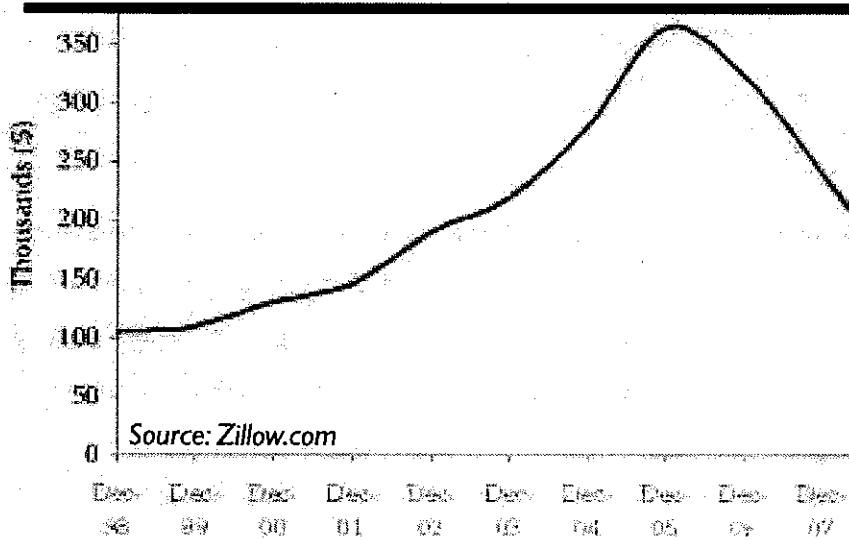
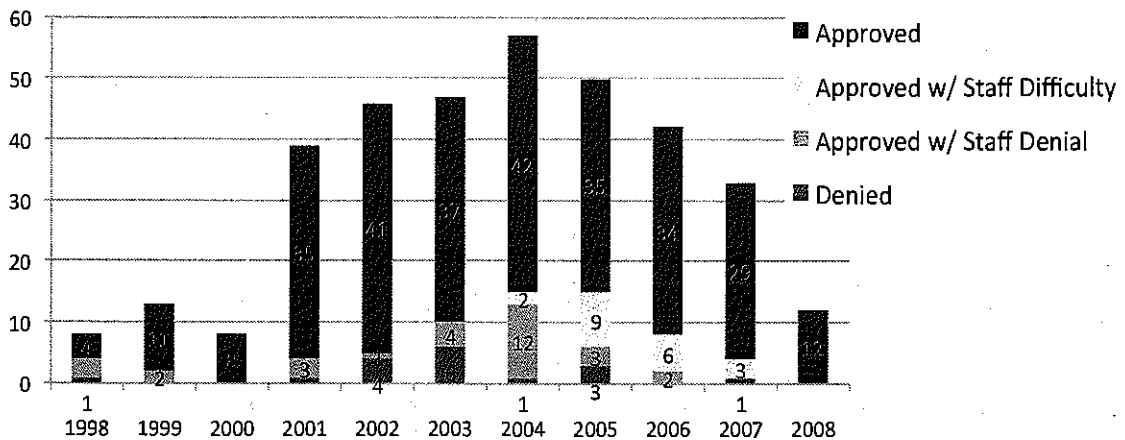


Figure 9.3.1 - Minor Subdivisions As Approved by Merced County



9.4 Minor Subdivisions Increase Land Value, Tax-Revenue Income

Ranchette parcels provide Merced County with significantly higher property tax revenues than agriculture parcels, as shown in Figure 9.4.1 on Page 46 (right). This figure is derived from data collected in *Ranchettes: The Subtle Sprawl* from Table 6.4.1 on Page 22.

In the Northern San Joaquin Valley (consisting of San Joaquin, Stanislaus, and Merced Counties) **the average tax revenue per-parcel increased approximately 300%** when an agricultural parcel was converted to a developed ranchette.

However, despite an increase in tax revenue, a converted ranchette parcel does not yield a net increase in taxpayer funds. The expenditures to provide services ultimately outweigh the perceived benefits of tax revenue income. The average annual net revenue per acre of urban land in the county was purported to be a deficit of \$418.97, in 2001. See Table 9.4.1 on Pg. 46, right. (Grassland, 2001)

#8: Ranchette parcels converted from agricultural yield an increase in land value and tax-revenue, but result in a deficit for the county.

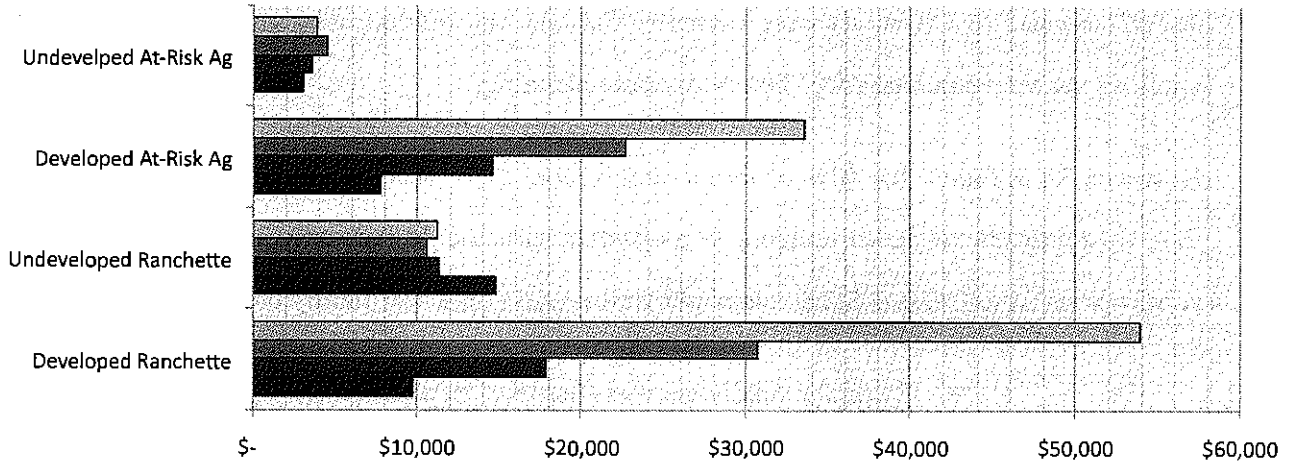
9.5 Minor Subdivisions Increase Housing Development Potential

Under current law, a property owner is entitled to construct up to four dwelling units per parcel with an over-the-counter permit from Merced County. Therefore, a Minor Subdivision of a parcel provides direct potential for increased construction of new dwelling units. (For example, a 15+ dwelling unit project - which would typically be characterized as a "Major Subdivision" - is also possible by splitting two rural parcels which would result in four rural parcels and rights to construct 16 homes.)

#9: Each Minor Subdivision has the potential to result in the development of at least four new dwelling units.

Figure 9.4.1 - Average Value Per Acre in Merced County

Derived from Table 6.4.1 - Ranchettes: The Subtle Sprawl - American Farmland Trust



	Developed Ranchette	Undeveloped Ranchette	Developed At-Risk Ag	Undeveloped At-Risk Ag
☐ <2 acres	\$54,032	\$11,229	\$33,515	\$3,942
▨ <5 acres	\$30,714	\$10,626	\$22,707	\$4,539
■ <10 acres	\$17,818	\$11,359	\$14,585	\$3,618
■ 10+ acres	\$9,742	\$14,834	\$7,853	\$3,083

Table 9.4.1 - Economic Impact of Land Use Types

(on Local Government Existing Revenue vs. Cost by Land Use)

	Agriculture	Wetlands	Cities Only	All Urban	County	Co Urban	All Merced
Revenue (\$1000's)	\$12,194	\$272	\$86,125	\$279,874	\$206,215	193749	\$292,340
Cost (\$1000's)	\$3,562	\$160	\$84,274	\$289,442	\$208,890	205168	\$293,164
Net Revenue	\$8,632	\$112	\$1,851	(\$9,568)	(\$2,675)	(\$11,419)	(\$824)
Revenue/Cost Ratio	3.42	1.7	1.02	0.97	0.99	0.94	1
Area (ac)	1,162,000	129,000	22,875	50,130	1,162,000	27255	1,184,875
Population			125,232	198,522	198,522	73290	323,754
Net Revenue per capita			\$14.78	(\$48.20)	(\$13.47)	(\$155.81)	(\$2.55)
Net Revenue per acre	\$7.43	\$0.87	\$80.92	(\$190.86)	(\$2.30)	(\$418.97)	(\$0.70)

Source: Grassland Water District, Land Use and Economic Study, 2001

9.6 Minor Subdivisions Resulting in Real Estate For Sale

In their *Qualitative Compilation*, Merced County Planning Department found that only 30 of the 691 parcels (4.3 percent) were currently for sale. In addition, they concluded that most applications were submitted for “family or estate planning.”

However, VLA found that 50% of minor subdivisions (174 of 353) resulted in a sale of land to at least one new owner to someone of a different surname. In fact, only 36 of the 174 minor subdivisions which were sold had claimed that they were split for “family or estate planning”.

- 111 minor subdivisions resulted in 1 new owner.
- 52 minor subdivisions resulted in 2 new owners.
- 8 minor subdivisions resulted in 3 new owners.
- 1 minor subdivision resulted in 4 new owners.
- 1 minor subdivision resulted in 5 new owners.
- 1 minor subdivision resulted in 7 new owners.

Therefore, VLA believes it is reasonable to assume that most applicants did in fact divide their land with the intent of raising the resale value of their property.

#10: 50% of minor subdivisions were sold to a different surname. However, the Merced County Planning Department stated only 4.3% were for sale and concluded most were for family planning purposes.

9.7 Evidence of Resulting Dwelling Units Takes Years

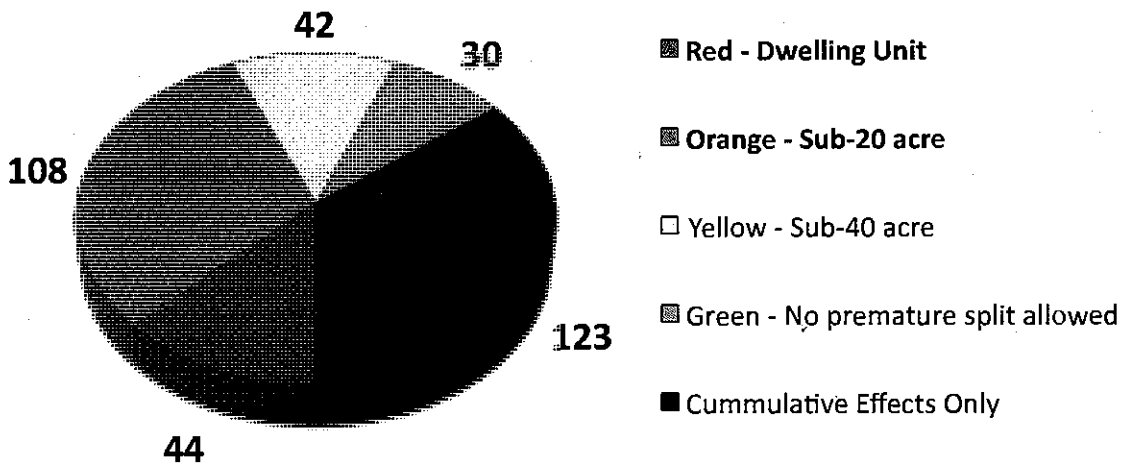
Merced County concluded that because new residential units averaged less than 10 homes per year, that they were not sufficient to create a cumulative impact. However, VLA believes their methodology to be insufficient because they simply averaged the number of dwelling units over all ten years of recorded minor subdivision activity. VLA found 30, rather than 6, residential dwelling units on substandard parcels between 2 and 15 acres in size. The majority were built prior to 2003. Most future dwelling units are not built immediately following the land division.

#11: VLA maintains that a 10-year scope is not sufficient to observe dwelling unit impacts.

9.8 Minor Subdivision Maps

The maps on pages 50-56 depict all Minor Subdivisions processed between 1998-2009, for which VLA was able to obtain sufficient information to properly locate its parcel. In addition, each Minor Subdivision is color-coded according to the criteria provided below:

Figure 9.8.1 - Classification of Minor Subdivisions by Resulting Effects

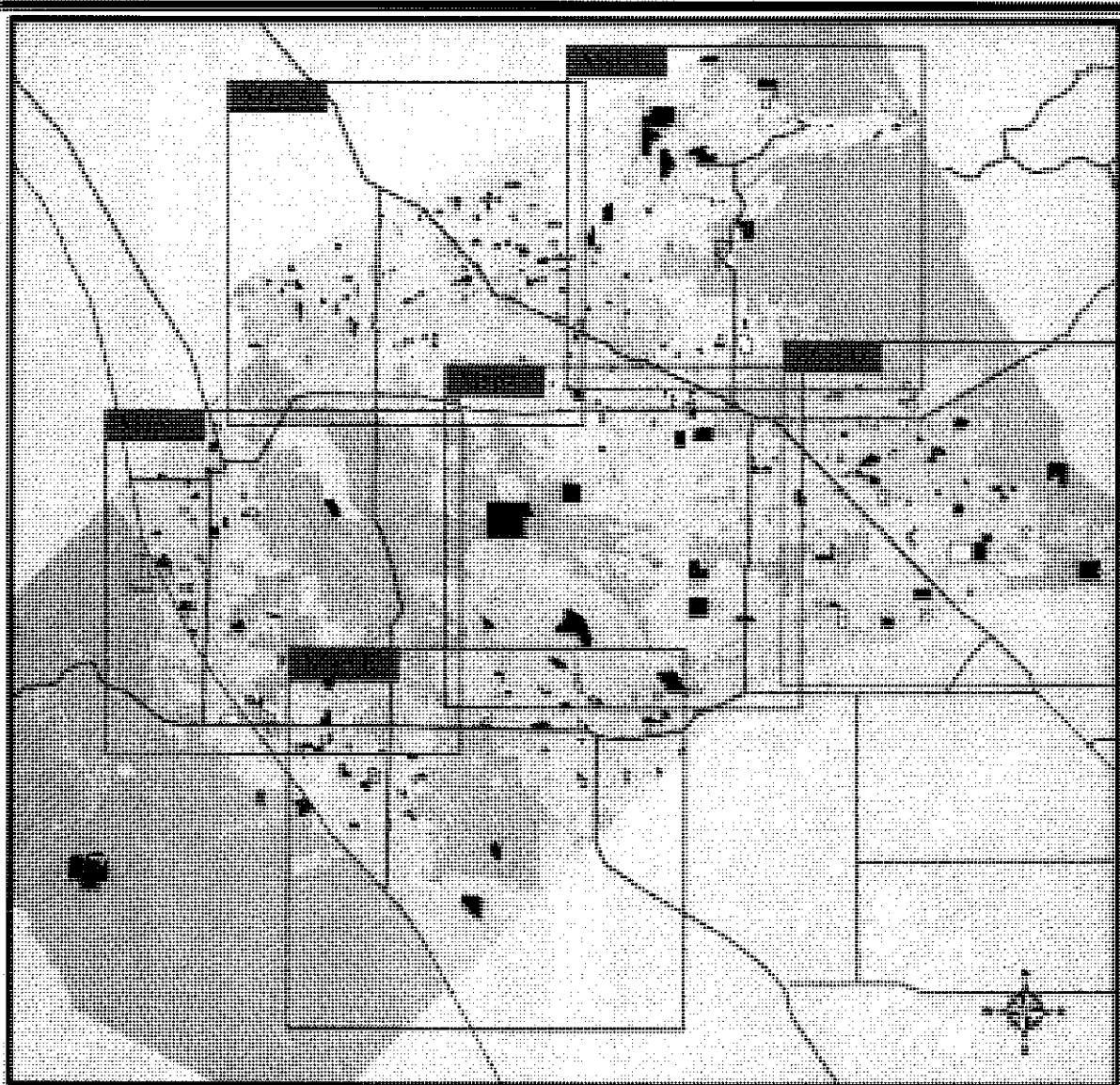


Each minor subdivision is assigned a color based on criteria designated by Valley Land Alliance to signify whether an application approval adhered to standards of practice and/or potentially impacted agricultural resources or the natural environment based on citizen opinion.

The specific criteria are as follows:








- RED** *One or more new dwelling units was built after the minor subdivision was approved. Public comments may have been submitted recommending denial of the application.*
- ORANGE** *A sub-20 acre parcel created, strictly in violation of County Zoning Code. The subdivision was approved against staff recommendation to deny the application. Public comments may have been submitted recommending denial of the application.*
- YELLOW** *The subdivision was approved against staff difficulty to recommend the application, or public comments were submitted recommending denial of the application.*
- GREEN** *A financial parcel waiver map prevented premature splitting of the property.*
- BLACK** *Minor subdivision was not individually impactful, but may contribute cumulative effects*

Map 9.8.2 - Overview of Minor Subdivisions Countywide 1998-2008








MERCED COUNTY MINOR SUBDIVISIONS 1998-2008

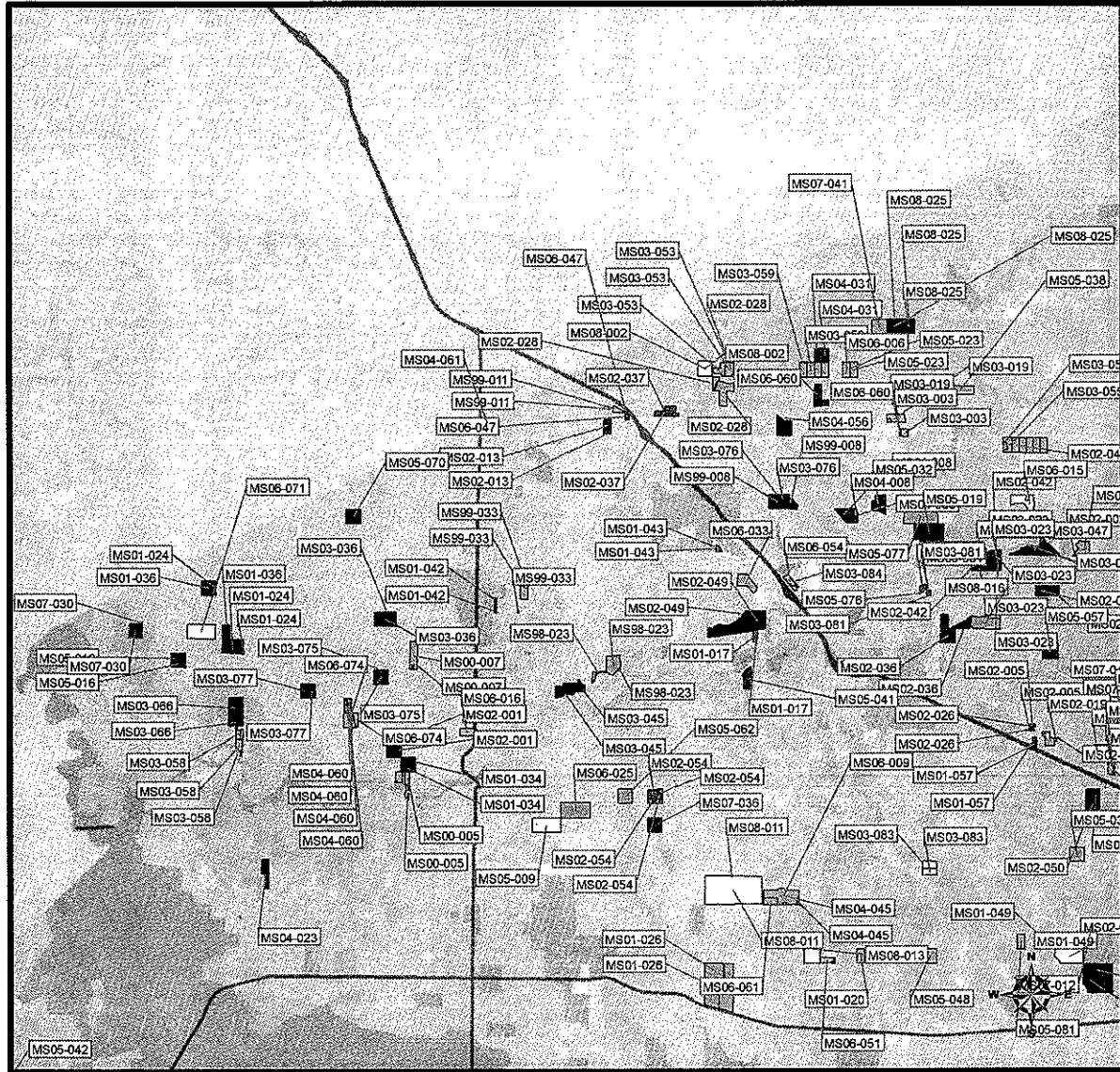
FARMLAND MAP BY TYPE

-  PRIME
-  STATEWIDE IMPORTANCE
-  LOCAL IMPORTANCE
-  UNIQUE
-  OTHER
-  WATER
-  PROTECTED AREAS, Foothills and Urban

MINOR SUBDIVISION ASSESSMENT

-  NEW DWELLING UNIT
-  SUB-20 AC PARCEL OR AGAINST STAFF RECOMMENDATION TO DENY
-  APPROVED AGAINST STAFF "DIFFICULTY" OR PUBLIC COMMENTS TO DENY
-  CONTRIBUTES TO CUMULATIVE ENVIRONMENTAL EFFECTS
-  APPLICATION DENIED OR APPROVED WITH FINANCIAL PARCEL MAP WAIVER

Map 9.8.3 - Minor Subdivisions Map A



MERCED COUNTY MINOR SUBDIVISIONS - MAP A

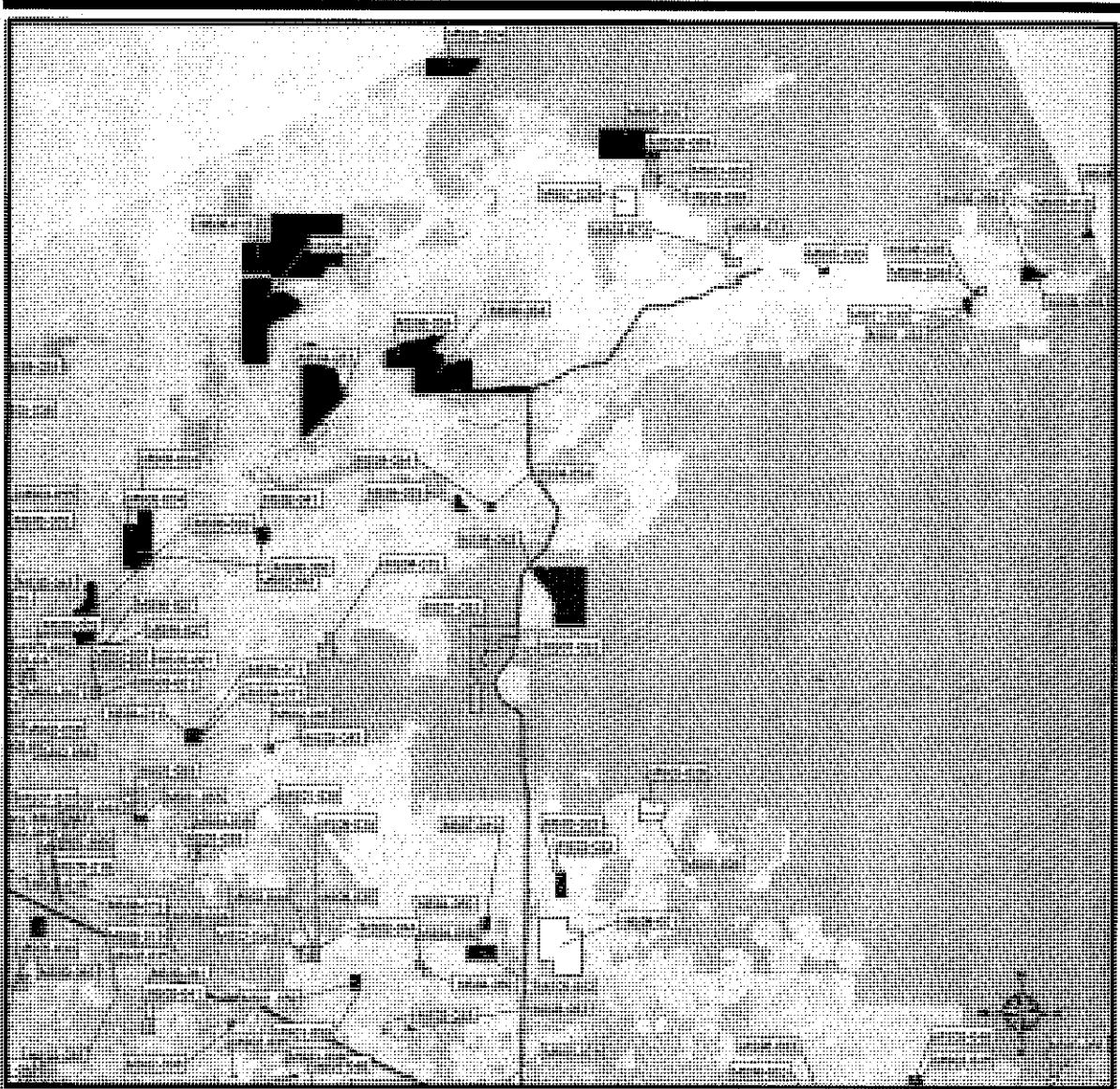
FARMLAND MAP BY TYPE

- PRIME
- STATEWIDE IMPORTANCE
- LOCAL IMPORTANCE
- UNIQUE
- OTHER
- WATER
- PROTECTED AREAS, Foothills and Urban

MINOR SUBDIVISION ASSESSMENT








- NEW DWELLING UNIT
- SUB-20 AC PARCEL OR AGAINST STAFF RECOMMENDATION TO DENY
- APPROVED AGAINST STAFF "DIFFICULTY" OR PUBLIC COMMENTS TO DENY
- CONTRIBUTES TO CUMULATIVE ENVIRONMENTAL EFFECTS
- APPLICATION DENIED OR APPROVED WITH FINANCIAL PARCEL MAP WAIVER

Map 9.8.4 - Minor Subdivisions Map B








MERCED COUNTY MINOR SUBDIVISIONS - MAP B

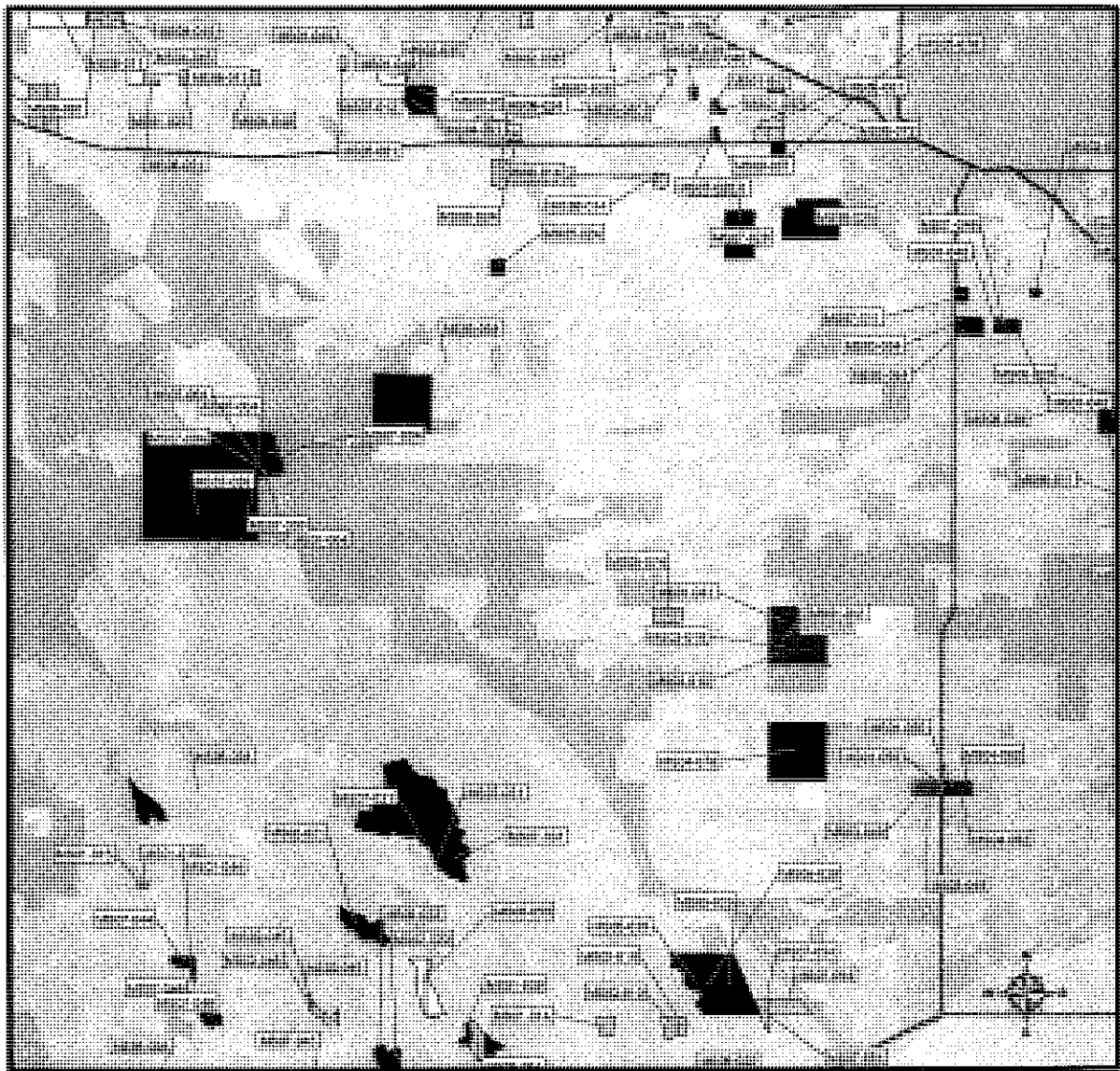
FARMLAND MAP BY TYPE

-  PRIME
-  STATEWIDE IMPORTANCE
-  LOCAL IMPORTANCE
-  UNIQUE
-  OTHER
-  WATER
-  PROTECTED AREAS, Foothills and Urban

MINOR SUBDIVISION ASSESSMENT








-  NEW DWELLING UNIT
-  SUB-20 AC PARCEL OR AGAINST STAFF RECOMMENDATION TO DENY
-  APPROVED AGAINST STAFF "DIFFICULTY" OR PUBLIC COMMENTS TO DENY
-  CONTRIBUTES TO CUMULATIVE ENVIRONMENTAL EFFECTS
-  APPLICATION DENIED OR APPROVED WITH FINANCIAL PARCEL MAP WAIVER

Map 9.8.5 - Minor Subdivisions Map C








MERCED COUNTY MINOR SUBDIVISIONS - MAP C

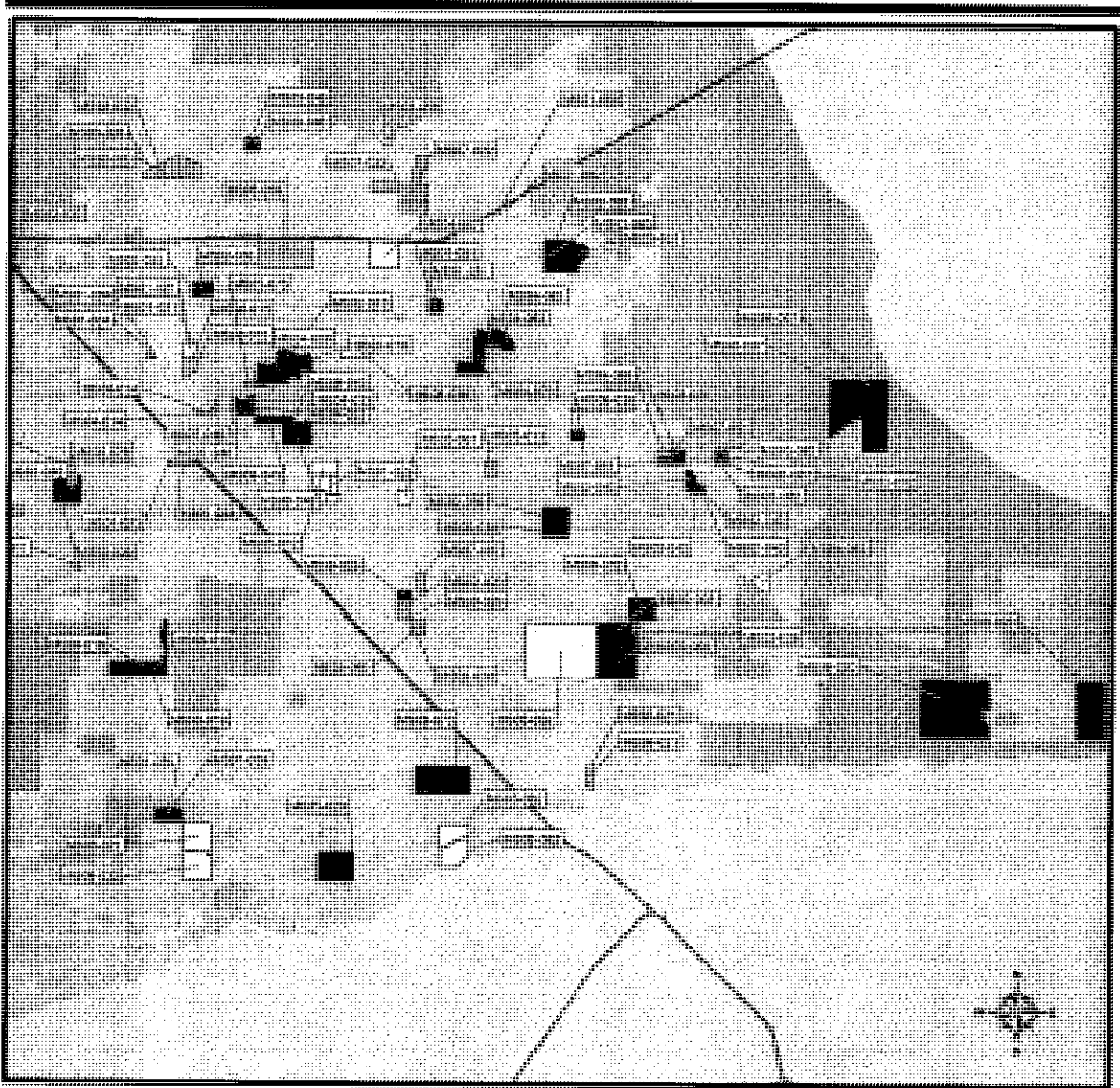
FARMLAND MAP BY TYPE

-  PRIME
-  STATEWIDE IMPORTANCE
-  LOCAL IMPORTANCE
-  UNIQUE
-  OTHER
-  WATER
-  PROTECTED AREAS, FOOHILLS AND URBAN

MINOR SUBDIVISION ASSESSMENT








-  NEW DWELLING UNIT
-  SUB-20 AC PARCEL OR AGAINST STAFF RECOMMENDATION TO DENY
-  APPROVED AGAINST STAFF "DIFFICULTY" OR PUBLIC COMMENTS TO DENY
-  CONTRIBUTES TO CUMULATIVE ENVIRONMENTAL EFFECTS
-  APPLICATION DENIED OR APPROVED WITH FINANCIAL PARCEL MAP WAIVER

Map 9.8.6 - Minor Subdivisions Map D








MERCED COUNTY MINOR SUBDIVISIONS - MAP D

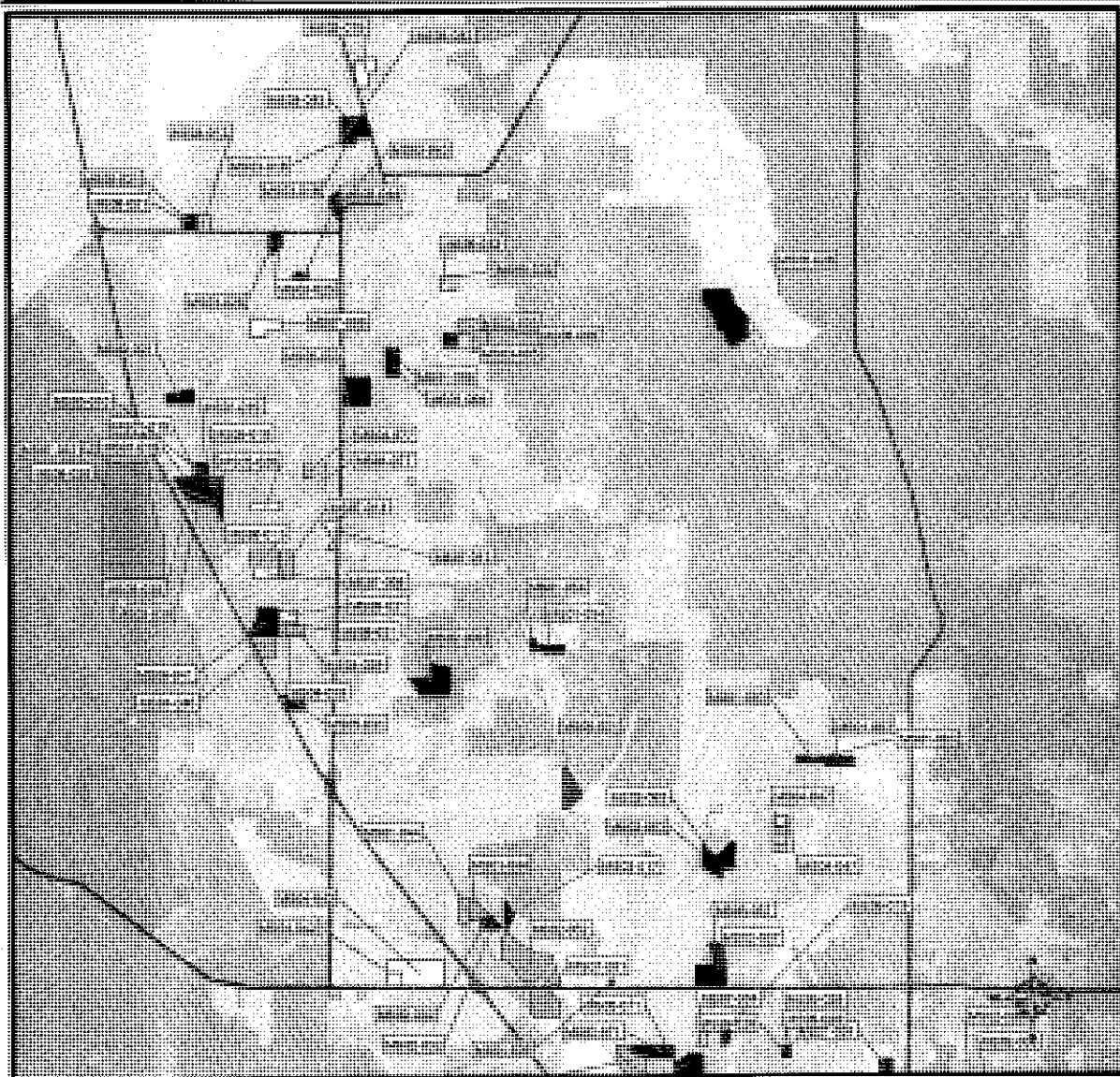
FARMLAND MAP BY TYPE

-  PRIME
-  STATEWIDE IMPORTANCE
-  LOCAL IMPORTANCE
-  UNIQUE
-  OTHER
-  WATER
-  PROTECTED AREAS,
FOOTHILLS AND URBAN

MINOR SUBDIVISION ASSESSMENT








-  NEW DWELLING UNIT
-  SUB-20 AC PARCEL OR AGAINST
STAFF RECOMMENDATION TO DENY
-  APPROVED AGAINST STAFF "DIFFICULTY"
OR PUBLIC COMMENTS TO DENY
-  CONTRIBUTES TO CUMULATIVE
ENVIRONMENTAL EFFECTS
-  APPLICATION DENIED OR APPROVED
WITH FINANCIAL PARCEL MAP WAIVER

Map 9.8.7 - Minor Subdivisions Map E








MERCED COUNTY MINOR SUBDIVISIONS - MAP E

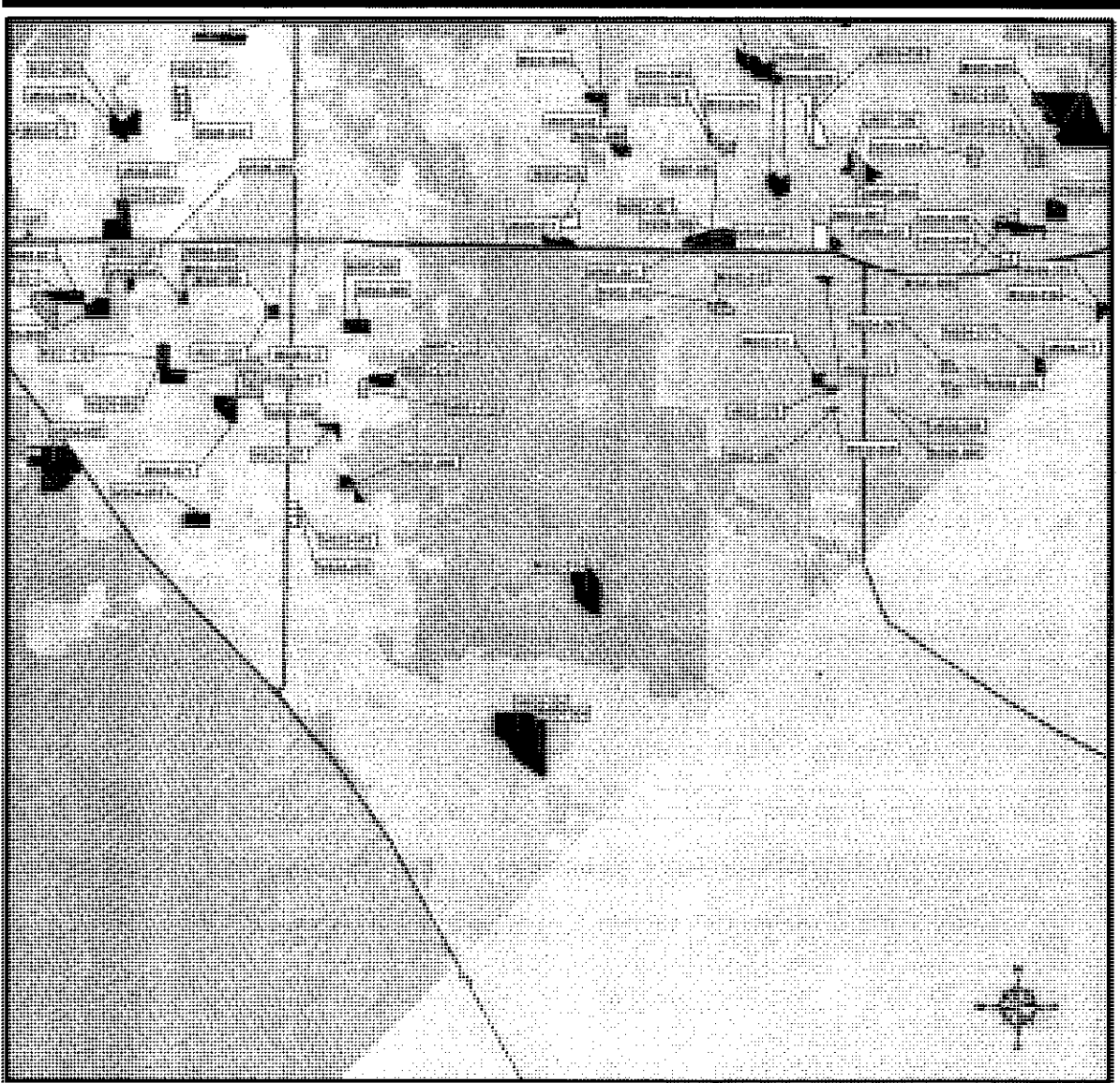
FARMLAND MAP BY TYPE

-  PRIME
-  STATEWIDE IMPORTANCE
-  LOCAL IMPORTANCE
-  UNIQUE
-  OTHER
-  WATER
-  PROTECTED AREAS, Foothills and Urban

MINOR SUBDIVISION ASSESSMENT








-  NEW DWELLING UNIT
-  SUB-20 AC PARCEL OR AGAINST STAFF RECOMMENDATION TO DENY
-  APPROVED AGAINST STAFF "DIFFICULTY" OR PUBLIC COMMENTS TO DENY
-  CONTRIBUTES TO CUMULATIVE ENVIRONMENTAL EFFECTS
-  APPLICATION DENIED OR APPROVED WITH FINANCIAL PARCEL MAP WAIVER

Map 9.8.8 - Minor Subdivisions Map F








MERCED COUNTY MINOR SUBDIVISIONS - MAP F

FARMLAND MAP BY TYPE

-  PRIME
-  STATEWIDE IMPORTANCE
-  LOCAL IMPORTANCE
-  UNIQUE
-  OTHER
-  WATER
-  PROTECTED AREAS, Foothills and Urban

MINOR SUBDIVISION ASSESSMENT

-  NEW DWELLING UNIT
-  SUB-20 AC PARCEL OR AGAINST STAFF RECOMMENDATION TO DENY
-  APPROVED AGAINST STAFF "DIFFICULTY" OR PUBLIC COMMENTS TO DENY
-  CONTRIBUTES TO CUMULATIVE ENVIRONMENTAL EFFECTS
-  APPLICATION DENIED OR APPROVED WITH FINANCIAL PARCEL MAP WAIVER

10.0 Findings - Exemption Use, Records Access

8.3.1 Most Counties Do Not Use General Rule Exemption

The standard of practice regarding the General Rule Exemption for most counties in California is to steer clear of it entirely. Of the 57 counties contacted, 36 counties responded to our inquiry regarding their use of the General Rule Exemption. Over 90% of responding California counties do not use CEQA's general rule exemption or use it only for rare circumstances. Only Fresno, Tulare and Inyo counties continue to use the general rule exemption. See Figure 10.1.1 on Page 58.

Many of the replies we received mirrored that of Zack Wood, planner at Alpine County:

“That one sounds pretty touchy. It's a hard one to say that any project is not going to have any effect. As a county planner I would have a tough time using that portion of CEQA.”

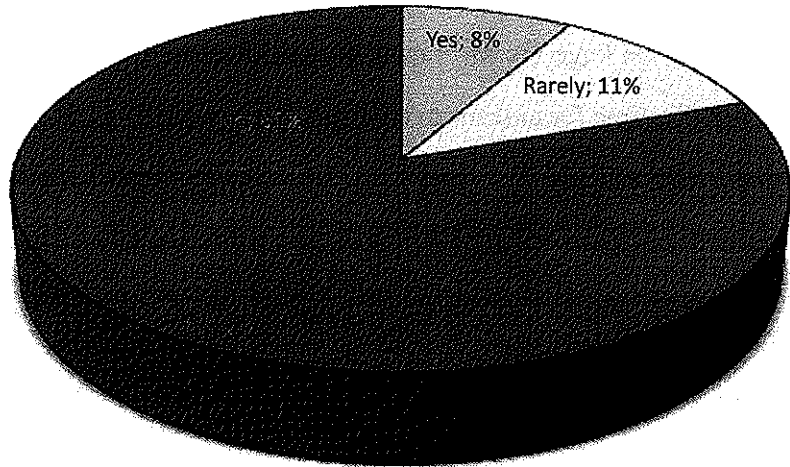
Adam Rush, of Riverside County, said:

“The planning Department has cycled away from using this Exemption based on advice from our County Counsel and based upon recent case-law from the CA Court of Appeals and the CA Supreme Court that has invalidated this exemption in some instances.”

#12: Over 90% of responding California counties do not use the CEQA General Rule Exemption, or use it only for rare circumstances.

Figure 10.1.1 - Use of General Rule Exemption By Counties in California

(36 of 57 counties responding, including all central valley counties)



Yes

- Fresno
- Merced
- Tulare
- Inyo

Rarely

- Glenn
- Plumas
- Sacramento
- Sutter

No

- Alameda
- Alpine
- Amador
- Calaveras
- Colusa
- Contra Costa
- El Dorado
- Humboldt
- Kings
- Lake
- Lassen
- Madera
- Marin
- Mariposa
- Mendocino
- Riverside
- San Benito
- San Bernadino
- San Joaquin
- San Mateo
- Santa Clara
- Santa Cruz
- Siskiyou
- Solano
- Stanislaus
- Tehama
- Tuolumne
- Ventura
- Yolo

10.2 Merced County Public Records Policies are Illegal

Local government is required by California state law to make public records available at all times of the day during business hours. However, in response to our records request, Planning Department Director Robert Lewis formalized a set of policies in an interoffice memorandum dated February 23, 2009 shown in Figure 10.2.1 on Page 60. Mr. Lewis directed Merced County staff to impose an illegal 2 hr. maximum viewing time for citizens to have access to public files. Meetings to view public records were made available only by a two-hour, one-day-per-week appointment to be scheduled one week in advance. On the contrary, California Government Code states:

6253(a) Public records are open to inspection at all times during the office hours of the state or local agency...

6253.4(a) Guidelines and regulations adopted pursuant to this section shall be consistent with all other sections of this chapter and shall reflect the intention of the Legislature to make the records accessible to the public....

6253.4(b) The guidelines and regulations adopted pursuant to this section shall not operate to limit the hours public records are open for inspection as prescribed in Section 6253.

#13: The County's current two-hour "viewing time" limit is not legal.

10.3 Other Counties Do Not Restrict Public Review Time

Of the 36 California counties we surveyed, not one had time limits on viewing public records. Many counties dealt with concerns of file theft in alternative ways, including: letting citizens view files at the front counter or a glass viewing room, having only one staff member present, having staff check periodically or video surveillance.

#14: Other counties do not restrict viewing time for accessing public records.

Figure 10.2.1 - Public Records Procedures Interoffice Memorandum

**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

INTEROFFICE MEMORANDUM


Robert A. Lewis
Director

2222 "M" Street
Merced, CA 95341
(209) 385-7654
(209) 728-1710 Fax
www.ca.merced.ca.us

Equal Opportunity Employer

Date: February 23, 2008

To: Department Staff

From: Robert A. Lewis, Development Services Director 

Subject: Procedures for Public Records Act Requests with the department

California Public Records Act Procedure

1. Any person wishing to view our public records must fill out a "Public Information Request (PRA) Form and Receipt" and submit it to the department as a formal request. This form is available at the department and on-line at the County Website.
2. The Department staff will gather the documents requested and respond to the formal request as soon as possible within the statutory 10-day time limit, to set an appointment for a specific date and time when review documents are available. Reviewers will be informed of documents which our Department does not have in our possession.
3. The appointment will be set for a maximum two (2) hour period in any one day, so as not to place an undue burden on limited staff resources. Multiple appointments may be made in advance for multiple document requests. Reviewers are encouraged to arrive on time as late arrival will be counted against the maximum two (2) hour period.
4. Reviewers will be restricted to viewing the public files only in the office area provided by County staff and shall be under supervision at all times during the entire review period.
5. Reviewers are not allowed to remove any documents from the public file; change the order of documents, or mark, bend, deface any record in the file.
6. Reviewers will be provided with "post-it" notes to "tag" each page to have copied, and will be charged at the Board adopted rate per page. Larger documents such as subdivision maps will be copied at our adopted copy rate depending on the size of the document and whether it is a black and white or color copy. Reviewers may bring their own copier with them and will not be charged for copies. However, reviewers and any associates are not permitted to handle and make copies of the tagged pages - this shall be performed by County staff at all times.
7. In most instances, copying can be completed once the reviewer is finished with their review or at the expiration of the allotted time period. The reviewer will be escorted to the front counter/reception area to wait for copies to be completed. If the volume of documents to be copied is too large for immediate copying by County staff, the reviewer will be asked to return the next business day to obtain the requested copies.
8. Payment for all copies shall be made before being released to the reviewer. County staff shall make a duplicate of all paper copies provided to the reviewer to complete the PRA record. The reviewer may request Portable Document Format (PDF) scans of files at no cost.

Conclusion

Minor Subdivisions Potentially Result in Cumulative Effects

In just 10 years, Minor Subdivisions divided 58,891 acres and created 847 parcels in agricultural land. Considering only 218,000 acres sustains all of our edible agriculture, this number certainly poses a significant risk to our local food supply.

After completing this study, VLA concludes that a potential for cumulative effects of Minor Subdivisions in fact does exist, and that the approach and assumptions made in Merced County's *Qualitative Compilation* are flawed. Therefore, the *Qualitative Compilation* does not provide sufficient evidence to legally justify the continued use of the General Rule Exemption as applied by Merced County officials in the past, nor does it merit use as supporting evidence for the CEQA general rule exemption or planning decisions in general.

It is our recommendation that Merced County be more proactive in conducting analysis of our agricultural land and be more forthright with maps and data during public meetings and review of potential impacts by projects subject to CEQA. It is also our recommendation that Merced County work closely with other agencies to regularly compile more comprehensive water resource data for use in making environmental assessments.

Merced County has a long way to go in assessing the true availability of resources and the sustainability of those resources into the future. With growing populations and diminishing resources, further education and action on behalf of our elected officials and the general public is essential to coping with the challenges we face.

Acknowledgements

Valley Land Alliance would like to acknowledge and thank all who contributed to this research. Funding was generously provided to Valley Land Alliance by the Rose Foundation, Silicon Valley Foundation, Merced County Community Foundation, and Valley Land Alliance members. Special thanks to Jeff Freitas who designed and compiled the study.

Summary of Findings

Agriculture and Resources

1. 40% of Merced County land is defined by Merced County land use codes as “recreational” or “foothill pasture, not viable for intensive agriculture”. However, Merced County Planning Department’s Qualitative Analysis claimed 93% of its land is “suitable and viable for production”.
2. According to Merced County land use codes, only .55 million acres are available for production agriculture. However, Merced County Planning Department’s Qualitative Analysis claimed that 1.18 million acres are “suitable and viable for production”.
3. Only 17% (218,000 acres) of the total land in Merced County sustains 100% of our edible fruits, vegetables, nuts & grains.
4. 83% of groundwater pumping in Merced County is by private, unregulated wells. Groundwater levels dropped 15ft on average over the last two years 2008-2010.

Minor Subdivisions

5. VLA found 349 recorded subdivision maps, 58,891 acres divided and 847 parcels created by minor subdivisions, 1998-2008.
6. Minor Subdivision activity appeared to correlate closely with high real estate values. However, Merced County Planning Department concluded the motive for most requests was family planning purposes.
7. After the planning staff recommendations to deny minor subdivision applications increased, new recommendation procedures were implemented and staff denial recommendations were reduced dramatically.
8. Ranchette parcels converted from agricultural yield an increase in land value and tax-revenue, but result in a deficit for the county.
9. Each Minor Subdivision has the potential to result in the development of at least four new dwelling units.
10. 50% of minor subdivisions were sold to a different surname. However, the Merced County Planning Department stated only 4.3% were for sale and concluded the motive for most requests was family planning purposes.
11. VLA maintains that a 10-year scope is not sufficient to observe dwelling unit impacts.

Exemption Use, Records Access

12. Over 90% of responding California counties do not use the CEQA General Rule Exemption, or use it only for rare circumstances.
13. Merced County’s current two-hour “viewing time” limit is not legal.
14. Other counties do not restrict viewing time for accessing public records.

Glossary

ADOMP

Additional Dwelling Occupancy Monitoring Permit. A permit enabling a second or third dwelling unit on the same parcel.

Board of Supervisors

A county's legislative body. Board members are elected by popular vote and are responsible for enacting ordinances, imposing taxes, making appropriations, and establishing county policy. The board adopts the general plan, zoning, and subdivision regulations.

The "Brown Act"

The Ralph M. Brown Open Meeting Act (commencing with Government Code Section 54950) requires cities and counties to provide advance public notice of hearings and meetings of their councils, boards, and other bodies. Meetings and hearings must be open to the public, with some exceptions.

CEQA

The California Environmental Quality Act (CEQA) is a legal tool to provide information for citizens that need to have an opportunity to participate effectively in all steps of the environmental review process. In general, CEQA requires that all private and public projects be reviewed prior to approval for their potential adverse effects upon the environment. For exact text, see Public Resources Code Section 21000.

CEQA § 15061(b)(3) -

See General Rule Exemption on Page 65

Charter City

A city which has been incorporated under its own charter rather than under the general laws of the state. Charter cities have broader powers to enact land use regulations than do general law cities. All of California's largest cities are charter cities.

City Council

A city's legislative body. The elected city council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policy, and hiring some city officials. The council adopts the local general plan, zoning, and subdivision ordinance.

COG

Council of Governments. There are 25 COGs in California made up of elected officials from member cities and counties. COGs are regional agencies concerned primarily with transportation planning and housing; they do not directly regulate land use.

Community Plan

A portion of the local general plan that focuses on a particular area or community within the city or county. Community plans supplement the policies of the general plan.

Conditional Use Permit

Pursuant to the zoning ordinance, a conditional use permit (CUP) may authorize uses not routinely allowed on a particular site. CUPs require a public hearing and if approval is granted, are usually subject to the fulfillment of certain conditions by the developer. Approval of a CUP is not a change in zoning.

Development Fees

Fees charged to developers or builders as a prerequisite to construction or development approval. The most common are: (1) impact fees (such as parkland acquisition fees, school facilities fees, or street construction fees) related to funding public improvements which are necessitated in part or in whole by the development; (2) connection fees (such as water line fees) to cover the cost of installing public services to the development; (3) permit fees (such as building permits, grading permits, sign permits) for the administrative costs of processing development plans; and, (4) application fees (rezoning, CUP, variance, etc.) for administrative costs of reviewing and hearing development proposals.

Downzone

This term refers to the rezoning of land to a more restrictive or less intensive zone (for example, from multi- to single-family residential or from residential to agricultural).

EIR

Environmental Impact Report. A detailed review of a proposed project, its potential adverse impacts upon the environment, measures that may avoid or reduce those impacts, and alternatives to the project.

Final Map Subdivision

Final map subdivisions (also called tract maps or major subdivisions) are land divisions which create five or more lots. They must be consistent with the general plan and are generally subject to stricter requirements than parcel maps. Such requirements may include installing road improvements, the construction of drainage and sewer facilities, parkland dedications, and more.

General Plan

A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.).

General Rule Exemption

A Guideline within CEQA (§ 15061(b)(3)) which provides exemption from public review for a project where the following can be found: the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

“Granny” Housing

Typically, this refers to a second dwelling attached to or separate from the main residence that houses one or more elderly persons. California Government Code 65852.1 enables cities and counties to approve such units in single-family neighborhoods.

Hearing Officer

A Hearing Officer acts as a judge would in a courtroom hearing--except in this case, the atmosphere is much less formal. The Hearing Officer is present not only to decide the outcome of the hearing, but also to ensure that all parties receive a fair chance to present their cases. They will answer any questions you have about the hearing process and will also question the parties and witnesses as they give their testimony. About ten days after the hearing ends, parties will receive the Hearing Officer's written decision by U.S. Mail. This decision will either affirm, modify, or set aside the Deputy's Decision that is the basis of the appeal.

Impact Fees

See Development Fees on Page 64

Infrastructure

A general term describing public and quasi-public utilities and facilities such as roads, bridges, sewers and sewer plants, water lines, power lines, fire stations, etc.

Initial Study

Pursuant to CEQA, an analysis of a project's potential environmental effects and their relative significance. An initial study is preliminary to deciding whether to prepare a negative declaration or an EIR.

LAFCO

Local Agency Formation Commission. The Cortese-Knox Act (commencing with Government Code Section 56000) establishes a LAFCO made up of elected officials of the county, cities, and, in some cases, special districts in each county. The 57 LAFCOs establish spheres of influence for all the cities and special districts within the county. They also consider incorporation and annexation proposals.

Lead Agency

The public agency which has the principle responsibility for carrying out or approving a project which may have a significant impact on the environment. Cal Pub Resources Code § 21067.

Minor Subdivision

An administrative approval process that allows an owner to split a parcel into 2-6 smaller parcels, all of which can have up to 4 homes constructed on them (actual conditions vary by county).

Mitigation Measure

The California Environmental Quality Act requires that when an adverse environmental impact or potential impact is identified, measures must be proposed that will eliminate, avoid, rectify, compensate for or reduce those environmental effects.

Negative Declaration

When a project is not exempt from CEQA and will not have a significant adverse effect upon the environment a negative declaration must be prepared. The negative declaration is an informational document that describes the reasons why the project will not have a significant effect and proposes measures to completely mitigate or avoid any possible effects.

Parcel Map

A minor subdivision resulting in fewer than five lots. The city or county may approve a parcel map when it meets the requirements of the general plan and all applicable ordinances. The regulations governing the filing and processing of parcel maps are found in the state Subdivision Map Act and the local subdivision ordinance.

Planning Commission

A group of residents appointed by the city council or board of supervisors to consider land use planning matters. The commission's duties and powers are established by the local legislative body and might include hearing proposals to amend the general plan or rezone land, initiating planning studies (road alignments, identification of seismic hazards, etc.), and taking action on proposed subdivisions.

Planning Department

The purpose of the Planning and Community Development Department is to provide support to the Board of Supervisors (BOS) and facilitate various Commissions and Councils, which include:

- Planning Commission (PC)
- Airport Land Use Commission (ALUC)
- Local Agency Formation Commission (LAFCo)
- Several Municipal Advisory Councils (MAC's)

Support includes the physical planning and development, and related social-economic and environmental issues within the County. The Department is responsible for implementing policy decisions of the Board of Supervisors including the General Plan and the various Specific Urban Development Plans (SUDPs), which guide and influence the physical land use, quality of life, economic development, and protection of natural resources in many unincorporated townships and urban centers.

The Department implements the County's adopted land use policies through the administration and enforcement of zoning, conditional use permits, subdivisions, and other zoning code regulations, which includes the California Environmental Quality Act (CEQA) review and determination for most development projects in the County.

Ranchettes (or Ranchette Development)

Ranchette Development, as defined by Merced County, is a new residential dwelling unit on 2 to 20 acres of land where the majority of the remaining acreage remains fallow. Rural residential, or ranchette development is the construction of occupied dwelling units not required by farmers and ranchers to work the land, but primarily for residential use by non-farmers. These developments have been shown to significantly contribute to urban sprawl and the economic decline of surrounding agricultural land, in part due to conversion of smaller parcels to less-productive 'hobby farms'.

Subdivision types

There are two types of subdivisions: parcel maps, which are limited to divisions resulting in fewer than five lots (with certain exceptions), and subdivision maps (also called tract maps), which apply to divisions resulting in five or more lots. Applications for both types of land divisions must be submitted to the local government for consideration in accordance with the local subdivision ordinance and the Subdivision Map Act.

School Impact Fees

Proposition 13 put a limit on property taxes and thereby limited the main source of funding for new school facilities. California law allows school districts to impose fees on new developments to offset their impacts on area schools.

Setback

A minimum distance required by zoning to be maintained between two structures or between a structure and property lines.

Specific Plan

A plan addressing land use distribution, open space availability, infrastructure, and infrastructure financing for a portion of the community. Specific plans put the provisions of the local general plan into action (see Government Code Sections 65450 et seq.).

Tentative Map

The map or drawing illustrating a subdivision proposal. The city or county will approve or deny the proposed subdivision based upon the design depicted by the tentative map. A subdivision is not complete until the conditions of approval imposed upon the tentative map have been satisfied and a final map has been certified by the city or county and recorded with the county recorder.

Variance

A limited waiver from the property development standards of the zoning ordinance. Variance requests are subject to public hearing. Variances do not allow a change in land use.

Zoning

Local codes regulating the use and development of property. The zoning ordinance divides the city or county into land use districts or “zones”, represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

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**Database of
Minor Subdivisions
of Agricultural Land
in Merced County**

1998-2008

FILE	RISK	RELATED FILES	APPLIED DATE	RULING DATE	RULING	SUP. BY	RUL. BY	ORD. MAP	CONDITIONS	STAFF REC	SPLIT_REASON	APPLICANT USE	NEW_OWN	2010 OWNERS	DATES SOLD	ACRE_S OLD	NEW_O WELLS	EXISTO WELLS
MS98-003	Orange		12/4/97	4/6/98	Apprvd	2	HO	15301		Deny	Create parcels for financing, replanting, irrigation, transfer to family member	Almonds, to be replanted	0	N/A		0	0	0
MS98-007	N/A		3/4/98	5/26/98	Apprvd	4	HO	15301	RTF	Apprvd	Sell 31.5 acre parcel	Pasture, gravel mining	2	Simons Johnny & Debra acq'd. 019 (156.22ac); Jason Enterprises Corp acq'd. 022 (471.32ac)	9/22/2005; 5/15/2006	627	0	1
MS98-011	Orange		7/4/98	2/2/99	Apprvd	5	BOS	Neg Dec	RTF	Deny	Divide homestead from larger parcel, retain parcel with 2 existing homes and self	Row crops	1	Turner Tracey C acq'd. 024 (28.88ac); Pedrozo Theodore A & Margaret M kept 025 (3.78ac)	6/22/2009; 1/12/2006	29	0	2
MS98-014	Orange		7/13/98	8/4/98	Denied	4	PC	15061	RTF	Deny, can't make findings	To divide 5 acre homestead from 19.1 acre parcel and combine	Open ground	0	Barnes Bruce G and Margaret Anne kept 016 (34.2ac); Pereira John A & Mary F kept 017 (5ac)		0	0	1
MS98-015	Orange	MS 95-020, PLA 98-015	7/15/98	11/15/99	Apprvd	1	HO	15301	RTF	Apprvd	Divide off 1.25 acres from 23.43 acre parcel and combine the balance to Northern parcel	Orchard	1	Kahlon Maria J acq'd. 053 (45.04ac)	6/28/2004	45	0	1
MS98-017	Orange		7/22/98	10/20/98	Apprvd	4	HO	15301		Apprvd	To sell off 1 parcel	Row crops	1	Saarazin Madhu B Trustee kept 065 (83.05ac); Iyer P B MD & Sharon Wallace acq'd. 080-082 (11ac; <1ac; <1ac)	6/26/2006; 12/31/2008; 12/31/2008	23	0	1
MS98-018	N/A		8/4/98	9/18/98	Apprvd	5	HO	15305		Apprvd	Protect 20 acre homestead	Row crops	3	Dodson Charles C & Laura K kept 009 (<1ac); Gamboni John J acq'd. 015 (13.5ac); Moreno Armando P & Perez Magalena acq'd. 016 (20ac); Flynn William J Co-Trustee acq'd. 014 (321ac); California Conservation Holdings LLC acq'd. 015, 017, 018 (263.5ac; 160ac; 160ac); Moffett Creek Ranch Partnership acq'd. 016 (160ac)	6/08/2006; 11/20/1998; 12/31/2002;	94	0	2
MS98-020	N/A		8/10/98	9/7/99	Apprvd	1	HO	15061					3		6/19/1998; 6/30/2009; 4/4/2006	911	0	0
MS98-021	Orange		6/29/98	2/23/99	Apprvd	1	BOS	Neg Dec		Apprvd	To build a food processing plant	Open & Figs	1	Gonella Neil Trustee acq'd. 052 (12ac)	4/15/2003	12	0	0
MS98-023	Orange	ZV98-009	9/17/98	12/16/98	Apprvd	4	PC	Neg Dec	RTF	Apprvd; Neg Dec	To create a parcel with a homestead on it	Almonds	0	N/A		0	0	1
MS98-025	N/A			1/11/99	Apprvd	1	HO	15061		Apprvd	Sell farm and retain existing residence	Rice farming	1	Koda Ross K Trustee acq'd. 015 (378.8ac); Kissack kept 016 (20ac)	10/3/2005	378		
MS98-026	Orange		11/3/98	4/28/99	Apprvd	4	PC	15061	RTF	Apprvd	For family members	Tailings & 'A' 1 Bag & 'C' 1 Bag	4	Cambell Deanna R acq'd. 054 (2.36ac); McDaniel James Elmer & Betty Jean acq'd. 055 (2.47ac); Mello Diana acq'd. 056 (4.07ac); Daniel Michael Daniel & Marlene Defalima acq'd. 057 (9.35ac)	2/13/2007; 11/26/2001; 2/13/2004	18	0	0
MS98-027	Orange		11/10/98	9/21/99	Apprvd	4	BOS	Neg Dec	RTF	Deny, use 'financing parcel'	Deed to son - estate planning	Orchard	0	N/A		0	0	1
MS99-002																		
MS99-004																		
MS99-011	Orange	ZV99-004	4/8/99	10/13/99	Apprvd	4	PC	Neg Dec	RTF	Deny	To divide homestead off and eventually sell remaining land for highway	Pasture	2	Trejo Oscar J & Teresa I acq'd. 042 (11.07ac); Mendonca Alvin J acq'd. 043 (1.79ac)	10/8/2004; 8/21/2002	13	0	1
MS99-012	N/A		4/1/99	7/12/99	Apprvd	4	HO	15305		Apprvd	To sell 1 parcel, develop other 2 intensive blueberry farming	Blueberries & pasture	0	N/A		0	0	2
MS99-019																		
MS99-024																		
MS99-028	N/A		10/8/99	2/9/00	Apprvd	5	PC	Neg Dec	RTF	Apprvd	Legalize an existing illegal land division	Row crops	1	Nelson Malcolm and Antonia R kept 034 (1.24ac); Hostetter Ranches LLC acq'd. 035 (21.84ac)	N/A; 10/28/1998	21	0	
MS99-029	N/A		8/13/99	12/13/99	Apprvd	1	HO	15061		Apprvd	Family division. 1 in family wants to purchase all eventually.	Row crops	2	Grossman David W & Destree J acq'd. 021 (25.86ac); Bailey Betty Trustee kept 022 (4ac); Slate Larry W & Shreen T acq'd. 023 (48.64ac)	9/13/2005; 12/20/2005; 9/13/2005	76	0	1
MS99-031	Yellow		12/15/99	3/20/00	Apprvd	5	HO	15305		Apprvd	Divide off homestead for sale	Row crops	2	Meitozo Stephen A & Denise M acq'd. (19.68ac); Subramanian Uma & TS acq'd. 045 (39.84ac)	4/28/2000; 7/14/2000	60		1
MS99-032	Yellow		12/16/99	3/20/00	Apprvd	5	HO	15305		Apprvd	Family estate planning to divide the property into two parcels	Corn/oats	2	Lopez Antonio S acq'd. 028 (19.95ac); Nunes John & Florie acq'd. 029 (27.4ac)	8/15/2000; 1/15/2002	47	3	
MS99-033	Orange			6/27/00	Apprvd	4	BOS	Neg Dec		Deny	To retain existing dwelling	Row crops / almonds	0	N/A		0	0	1
MS99-034	N/A			3/20/00	Apprvd	4	HO	15061		Apprvd		Three dairies	2	Fagundes Fred & Deborah acq'd. 047 & 010 (474.3ac; 121.97ac); Fagundes Ralph M & Vicki L acq'd. 052 (428.52ac)	9/11/2001; 9/11/2001; 12/31/2001	1767	0	
MS00-004	N/A		12/6/99	10/17/00	Apprvd	3	PC	15061		Apprvd	To sell dairy site portion to family member w/ appropriate safeguards for dairy waste on	Dairy hay, row crops	2	Fischer Kenneth J & Johanna L Trustees acq'd. 029 (53.88ac); Gravelstone Ranch LLC acq'd. 036 (192.33ac)	7/10/2003;	156	0	
MS00-005	Orange	ZV00-003	2/10/00	5/24/00	Apprvd	4	PC	15305	RTF	Apprvd	Estate planning. Divide bottom land from top production land	Row crops	2	Sahiman M kept 026, 027 (10.72ac; 10.41ac); Vierra Frank L & Arlene M acq'd. 028, 029 (16.69ac; 3.3ac)	12/11/2008; 12/11/2008; 6/21/2006;	28	1	1
MS00-007	Orange		2/7/00	5/31/00	Apprvd	4	HO	15305		Apprvd	Sam Baballe to retain home site, convey remainder to Nyland	Vineyard/almonds	1	Medeiros Laura acq'd. 073 (1.45ac)	10/23/2003;	1	0	1
MS00-018																		
MS00-019	N/A			4/13/00	Apprvd	3	HO	15061		Apprvd	Establish intensive farming operations on the resulting parcels.	Almond orchards and open	2	T&L Partnership acq'd. 039 (61.1ac); Horta Jon Mark & Tara L acq'd. 040-042 (23.54ac; 23.5ac; 23.5ac); Priest Terrence Michael & Peggy Flanagan acq'd. 043 (23.07ac)	4/27/2001; 4/27/2001; 4/27/2001;	155	0	
MS00-029	N/A		12/5/00	5/24/01	Apprvd	1	HO	15305	RTF	Apprvd	Create homestead parcel, divide 163.8 acres into 2 parcels	Pasture & Row crops	0	N/A		0	0	0
MS01-001	Orange		3/12/01	5/23/01	Apprvd	5	PC	15061	RTF	Apprvd	Distribute property based on court judgement	Row crops	2	Waggle Toni M acq'd. 055 (6.01ac); Waggle Toni Marie Moggiolo Trustee kept 056 (12.58ac); Sheets O Ray Trustee acq'd. 057 (18.68ac)	1/19/2007; 10/14/2008; 4/16/2004	25	0	3
MS01-003																		
MS01-004	Orange		2/6/01	4/11/01	Apprvd		PC	15061	ROW, RTW	None	To recreate two antiquated lots (that were previously combined by a merger)	Landscaping and open ground	2	Harris Donald I & Kathie R acq'd. 055 (4.78ac); Hatsmann Michel & Karen acq'd. 056 (4.79ac)	12/12/2006; 8/17/2007	10	2	1

FILE	LOCATION	SOIL	AC	ZONE	ADJ_ZONE	ORIG_NUM_PCLS	RECORD_NUM_PCLS	P1	P2	P3	P4	P5	FLOOD_ZONE	WILL_ACT	WATER	ENGR	PUBLIC_COMMENT	NOTES
MS98-003	E. South Bear Creek Dr., Kibby Rd.	Prime	154.23	A-1	A-1	1	7	25	25	25	31.24	24	Central Merced - Zone A	No	Well	GVE		
MS98-007	E. side of S. White Rock Rd., 1.5 mi North of E. Le Grand Rd.	Grazing	475	A-2	A-2	1	2	160	315				No	N/A	BCA	Public works - 5' right of way		
MS98-011	W. Side of S. Healy Rd. and corner of Whitegate Dr.	Prime	32.7	A-1	A-1	1	2	6	26.7				Central Merced - Zone A	N/A		GVE	UC Extension Letter (9/98)	Sub-20ac parcel against the general plan. Supervisor O'Banion recused himself - look in minutes. Discussed convey/combine.
MS98-014	W. Brooks Rd. & N. Buhach Rd.	Statewide Importance, Unique	39.8	A-1	A-1	1	2	5	34.6				Central Merced - Zone A	No		GVE		Great minutes. Staff report - owner lived in house for 4 yrs.
MS98-015	W. side of S. Orchard Dr., 1390 ft. from N. side of E. McHenry Rd., Merced	Prime	45	A-1	A-1	2	2	1.35	22.08				Central Merced - Zone A	No		BCA	Ag commissioner: "effect on surrounding farming operations"	
MS98-017	Butts Rd. & Whitworth, Gustine	Prime	150	A-1	A-1	1	4	85	65				No	N/A		BCA		
MS98-018	Island Rd. & Emory Ave., Dos Palos	Prime	134.4	A-1	A-1	1	2	20	114.4				No	N/A	Well	GVE		
MS98-020	Marguerite Rd. & Baxter Rd., Le Grand area	Grazing	1232	A-2	A-2	2	5	160	160	160	337		No	N/A		GVE	Read comments Pg. 2, not subject to provisions in CEQA. Form 115 - Determined	IMPORTANT REPORT -- check recordings on 6 parcels. How do parcels record conditions, restrictions = bureau of land management
MS98-021	S. Minors Rd. & E. Harvey-Petri Rd., Le Grand	Other, Prime, Unique	33.2	A-2	A-2	1	3	10.3	10.9	12			No	N/A		GVE		
MS98-023	E. side of N. Griffith Ave., corner of S. side of W. Geer Rd.	Statewide Importance	18	A-1	A-1	1	2	42	6				No	N/A	TID	GVE	UC Extension opposed due to small parcel sizes	
MS98-025	SW corner of Thornton and Bailey Roads, Merced area	Statewide Importance, Unique	400	A-1	A-1	1	2	20	380				No	No	MID	BCA		
MS98-026	N. side of E. Merced Falls Rd., 3 2/3 mi. E. side of N. Le Grange Rd., Snelling	Other	18	A-2	A-2	1	4	2.32	2.68	3.58	9.48		No	No		BCA		Sub-20ac parcels against the law.
MS98-027	E. side of N. West Lane, corner of S. side of W. Meadows Dr.	Other, Prime, Unique	50	A-1	A-1	1	2	15	35				No	No	MID	GVE	Planning Commissioner Moyer: substandard parcels that exist in vicinity were	
MS99-007	W. side of S. ...																	
MS99-008	W. side of S. ...																	
MS99-011	Clavner & Griffith, Turlock	Statewide Importance	13.2	A-1	A-1	1	2	11	2.2				No	N/A		GVE		Sub-20ac parcel approved against staff recommendation.
MS99-012	E. side of N. Montgomery St., 700 ft. N. of Hwy 99	Prime	80.9	A-1	A-1	1	0	25	25	30.9			No	N/A	N/A -- Riparian	GVE	Letter to MAC from planning dept. (5/10/99) Did MAC respond?	"Within 6 years of approval will develop 2 parcels into blueberries if he didn't he must combine 2 parcels = 55.3 acres"
MS99-019	W. side of S. ...																	
MS99-024	N. W. Los Cerritos, corner of E. N. Olsen Rd.	Grazing, Statewide Importance	1279.85	A-1	A-1	4	1	384.75	191.9	199	160	345.3	No	N/A		Mid-Valley Engineers		Stanislaus Co. referral to CEQA exempt consultation
MS99-028	S. Orngallo Rd., S. corner of W. Pioneer Rd.	Prime	21.56	A-1	A-1	1	2	1.24	20.32				No	No		BCA		
MS99-029	E. Buchanan Hollow Rd., 1/4 mi S. of Plainsburg Rd.	Statewide Importance	80.31	A-1	A-1	1	3	26.77	26.77	26.77			Central Merced - Zone A	No	Well	GVE		
MS99-031	E. side of S. Whitworth Rd., 2900 feet South of W. Hasman Rd.	Prime	59.6	A-1	A-1	1	2	20	39.6				No	No		BCA		
MS99-032	N. side of W. Gun Club Rd., corner of W. side of S. Azevedo Rd.	Prime, Unique	47.46	A-1	A-1	1	2	27.46	20				No	No		GVE		
MS99-033	S. West American Ave.	Prime, Statewide Importance	19.54	A-1	A-1	1	2	2.36	17.18				No			GVE		Approved against staff recommendation.
MS99-034	NW corner of Turlock Rd. and Cox Ferry Rd., Snelling area	Grazing, Other, Prime	1767.1	A-1	A-1	4	4	747.34	596.24	361.51	62.01					GVE		
MS00-001	W. side of S. ...																	
MS00-004	S. side of W. Oakdale Rd., 2mi W. of Shafter Rd.	Other, Prime, Statewide Importance	467	A-2	A-2	2	4	53.88	413.12				No	No		GVE		
MS00-005	South W. Riverside Ave., 530 ft. W. of Columbus Ave.	Prime, Statewide Importance	27.6	A-1	A-1	2	4	11.3	16.3				Merced River - Zone A	No	Well	GVE		Sub-20ac parcels created. Ag commissioner opposed "neg effect on surrounding ag uses because small parcels"
MS00-007	S. side of W. Geer Ave., corner of W. side of N. Columbus	Statewide Importance	38.2	A-1	A-1	2	2	1.45	36.75							BCA		Sub-20ac parcel created.
MS00-017	W. side of S. ...																	
MS00-019	NW corner of Moran and Central Avenues, Abwater area	Grazing, Statewide Importance, Unique	155.14	A-1	A-1	1	5	23.53	23.5	23.35	23.65	61.1	No	MID		GVE		
MS00-029	NW corner of McNamara Rd. & Healy Rd. in El Nido area	Local Importance, Prime, Statewide Importance	163.8	A-1	A-1	1	2	20	149.8				Central Merced - Zone A			GVE		
MS01-001	N. Corner of Middle Rd and E. side of S. Plover Camp Rd.	Prime, Unique	39.88	A-1	A-1	2	3	6.29	13.51	20.18			No			GVE		Sub-20ac Parcels created -- 1902 lots created in 1978 property division (PD2733)... See file
MS01-003	W. side of S. ...																	
MS01-004	E. Vassar Ave. and Miles Ave.	Statewide Importance	9.7	A-1	A-1	1	2	4.85	4.85				Central Merced - Zone A	No		BCA		Sold to new owners. Comm. Tanager questioned the intention of previous app to combine the lots. Nic explained ant. sub. & by combining lots

FILE #	RISK	RELATED FILES	APPLIED DATE	RUBING DATE	RULING	SUP. DIST.	RUB. BY	CEQA EXEMPT	CONDITIONS	STAFF_REC	SPLIT_REASON	APPLICANT USE	NEW OWN	2010 OWNERS	DATES SOLD	ACRE SOLD	NEW D WELL UNITS	EXIST. D WELL UNITS
MS01-005	N/A		1/8/01	4/9/01	Apprvd	4	HO	15305		Approv	Buyer needs 20 acres for hay compressing facility, and 2nd parcel is for buyer who wants	Row crops	2	Labar Enterprises kept 027 (39.18ac); Olasen Alan & Graciela acq'd. 028 (19.41ac); Iddings Timothy F acq'd. 029 (19.31ac)	8/9/2001; 6/16/2002; 2/25/2005;	39	0	2
MS01-007	N/A		2/9/01	5/21/01	Apprvd	1	HO	15061		Approv	Estate planning	Row crops	0	N/A	4/4/2003; 4/14/2003	0	0	1
MS01-009	N/A		2/29/01	5/21/01	Apprvd	5	HO	15061		Approv	Divide a family interest	Row crops	3	Perry Albert E & Linda J acq'd. 027 (29ac); Bradac Eva M Trustee kept 029 & 030 (3.28ac, 74.44ac);	7/1/2003; 8/22/2007; 8/21/2007	29	0	2
MS01-014	Orange		7/9/01	7/16/01	Apprvd	5	HO	15061		Approv	Future sale/transfer to multiple heirs	Row crops	0	N/A		0	0	0
MS01-015	Orange		3/19/01	6/13/01	Apprvd	5	PC	15061	RTF	None	Very small parcel and hard to farm. Only property on that side of paved road, hard to access	Gen Ag	0	De Rouvray Amy Sheldon Lawrence Lonet Trustee c/o Steven E Lawrence acq'd. 042 (3.97ac); Lawrence Steven Ernest Trustee acq'd. 043 (3.97ac)	4/30/2002; 4/30/2002	0	0	0
MS01-016	Red		4/7/01	6/12/01	Apprvd	5	HO	15305		Approv	Divide and sell 3 parcels on paved road	Orchards	0	De Rouvray Amy Sheldon Lawrence Lonet Trustee c/o Steven E Lawrence acq'd. 042 (3.97ac); Lawrence Steven Ernest Trustee acq'd. 043 (3.97ac)	7/2/2002; 6/15/2002; 4/1/2005	0	0	0
MS01-017	Green	ZV01-006	4/9/01	7/10/02	Denied	4	PC	15061		None	No reason given	Open land	0	N/A		0	0	3
MS01-018	Orange		4/21/01	7/25/03	Apprvd	5	HO	15305	Weilands delineation	Deny	Sell off parcel	Pasture, row crops	0	N/A	8/15/2007; 11/29/2007; 6/2/2006	48	0	0
MS01-019	Red	M01-017	4/21/01	7/27/02	Apprvd	5	HO	15305		Approv	On crown leaseable agricultural properties to allow cropping and irrigation systems	Orchards, row crops	0	De Rouvray Amy Sheldon Lawrence Lonet Trustee c/o Steven E Lawrence acq'd. 042 (3.97ac); Lawrence Steven Ernest Trustee acq'd. 043 (3.97ac)	8/9/2002; 6/15/2002; 11/29/2007	27	0	0
MS01-020	Orange		4/23/01	8/22/01	Apprvd	1	PC	15305	RTF	None	To sell 27 acres to an adjoining parcel		1	Madrid Frank & Alice N acq'd. 069 (2.09ac); Jantz Jason K & Karen S acq'd. 070 (37.07ac)	7/30/2009; 6/17/2009	39	0	2
MS01-021	Yellow		5/22/01	8/20/01	Apprvd	2	HO	15305	No grading near creek	Approv	Estate purposes - distribute property to daughter and for son to build house	Rice, pasture	1	Bradley Chad acq'd. 066 (18.57ac); Bradley Chad acq'd. 058 (18.54ac), then returned to Charles and Rita Bradley, then sold to Kahlon Rajinderpal S	12/11/2007; 10/27/2003,5/6/2005	39	0	0
MS01-023	Orange	ZV01-008	6/8/01	8/22/01	Apprvd	1	PC	15061	ROW, RTF	Approv	Change for antiquated	Row crops	0	N/A		0	0	2
MS01-024	N/A		6/25/01	8/20/01	Apprvd	4	HO	15305	RTF	Approv	Sale of piece to family	Row Crops	1	Vierra Anthony L & Marie F acq'd. 036 (51.16ac); Darren & Charlene Borrelli acq'd. 037 (24.96ac)	12/31/2009; 6/14/2001	51	0	1
MS01-026	Orange		7/9/01	4/8/02	Apprvd	1	PC	Neg Dec	RTF	Deny	Subdivision	Ag. Farming	1	Stillwater Ranch		51	0	3
MS01-029	Yellow		7/6/01	3/27/02	Apprvd	1	PC	15061		Approv	Divide for sale	Walnuts/Almonds	4	Double B Dairy acq'd. 045 (55.82ac); Muratore Frank J & Jeanette M Trustees acq'd. 046 (33.28ac); Impressive Asia Inc acq'd. 047 (20.24ac); Langum Jerald R & Carrie M acq'd. 048 (37.85ac)	9/25/2007; 1/31/2006; 2/3/2006;	149	0	1
MS01-033	N/A		8/11/01	12/19/01	Apprvd	4	PC	15061		Approv	Save home & family cemetery	Orchards	0	N/A		0	0	3
MS01-034	N/A		8/11/01	9/24/01	Apprvd	4	PC	15305		None	To transfer title on 1/2 to family member	Row crops - almonds	1	Vierra Anthony L & Marie F Trustees acq'd. 032 & 033 (19.54ac, 18.63ac)	12/31/2009	40	0	1
MS01-036	N/A	ZV01-012	8/9/01	1/9/02	Apprvd	4	PC	15061		None	Separate 1.3 acres from 36.7	Oats & Corn	1	Ahlem Farms Partnership acq'd. 033 & 034 (1.39ac, 36.4ac)	3/10/2008; 3/10/2008	37	0	1
MS01-038	Orange	ZV01-013	8/13/01	12/12/01	Apprvd	4	PC	15061		None	Divide off 4 acre homestead	Orchard	0	N/A		0	0	2
MS01-039	N/A		8/29/01	12/10/01	Apprvd	5	HO	15061		Approv	Property to sell off	Ag pasture	0	N/A		0	0	0
MS01-041	Red		8/10/01	12/10/01	Apprvd	1	PC	15061		Approv	Sell off parcel	Row Crops - Pasture	2	De Rouvray Amy Sheldon Lawrence Lonet Trustee c/o Steven E Lawrence acq'd. 042 (3.97ac); Lawrence Steven Ernest Trustee acq'd. 043 (3.97ac)	4/17/2002; 2/13/2005; 10/2/2005	17	0	0
MS01-042	Red		8/10/01	12/10/01	Apprvd	1	PC	15061		None	Build house	Pasture	0	N/A		0	0	0
MS01-043	Orange		9/10/01	1/9/02	Apprvd	4	PC	15061		Approv	To divide parcel w/ 3 homes separating one home on 1.5ac to offer for sale.	2 homes and mobile homes	2	Perez Juan & Margarita acq'd. 012 (3.42ac); Marmolejo Samuel A acq'd. 013 (1.45ac)	8/1/2006; 6/9/2001	5	0	2
MS01-044	Orange		9/13/01	12/1/01	Apprvd	5	HO	15061	Read staff report B-8	Approv	Estate planning, wants to put in walnuts	Dry Pasture	0	N/A		0	0	0
MS01-046	N/A		10/2/01	1/9/02	Apprvd	3	PC	15061		Approv	Re-subdivide two existing lots conforming to elev. Differences in properties	Almonds	2	Fudepa Investments LLC acq'd. 035 (18.17ac)	7/16/2002; 7/16/2002; 7/31/2009;	19	0	1
MS01-047	Red		10/2/01	1/9/02	Apprvd	3	PC	15061		None	Build house	Pasture	0	N/A		0	0	0
MS01-048	Red		10/2/01	1/9/02	Apprvd	3	PC	15061		None	Build house	Pasture	0	N/A		0	0	0
MS01-049	Yellow		1/1/01	2/11/02	Apprvd	4	HO	15061		Approv	Establish Ostrich operation & sell	Former dairy	1	Gabriel Garcia Jr	6/24/2003	73	0	0
MS01-050	N/A		2/11/02		Apprvd	1	HO	15061		Approv	Estate planning	Row crops	2	Zarate Lorenzo & Maria acq'd. 069 (19.59ac); Prasad Rajendra & Anita acq'd. 071 (20.11ac)	1/18/2006; 06/23/2006	41	0	1
MS01-051	Red		2/22/01	1/9/02	Apprvd	1	PC	15061		None	Build house	Pasture	0	N/A		0	0	0
MS01-053	Orange	Maj Sub 98-005	11/12/99	1/22/02	Apprvd	4	HO	15305		Approv	Family planning.	Rangeland	0	N/A		0	0	0
MS01-054	N/A		12/13/01	2/13/02	Apprvd	5	PC				Family Plan	Pasture	2	Vogl Bruce L Jr & Linda M Trustees acq'd. 068 (7.17ac); Howard Richard & Sandra acq'd. 069 (44.47ac)	6/10/2008; 5/16/2002	51	0	1
MS01-055	Red		7/7/01	2/27/02	Apprvd	1	PC	15061		None	Build house	Orchards	0	N/A		0	0	0
MS01-057	Red	ZV01-014	4/7/01	7/16/02	Apprvd	5	HO	15061		None	Build house	Pasture	0	N/A		0	0	0
MS01-059	Red	ZV01-014	4/7/01	7/16/02	Apprvd	5	HO	15061		None	Build house	Pasture	0	N/A		0	0	0
MS01-060	Orange	ZV01-025	10/4/01	7/27/02	Apprvd	1	PC	15061		None	Legalize two parcels by zone variance	Open	0	N/A	1/1/1900	0	0	2

FILE	LOCATION	SOIL	AC.	ZONE	ADJ. ZONE	ORIG. NUM. PARCELS	RECD. NUM. PARCELS	P1	P2	P3	P4	P5	FLOOD ZONE	WILL ACT	WATER	ENGR.	PUBLIC COMMENT	NOTES	
MS01-005	Phizer Rd. & Hunt, Gustine	Other, Prime, Statewide Importance	80	A-1	A-1	1	3	20	20	40			No						
MS01-007	Almond Ave. & Hwy 165, Los Banos	Local Importance	41	A-1	A-1	1	2	20	21				No	No	CCID	BCA			
MS01-009	S. side of Hutchins Ave. & E. of Lux Ave, Dos Palos	Prime	152	A-1	A-1	2	3	122.9	29.1				No		San Luis Canal Co.	BCA		A sub-20 parcel created. 028 SPLIT AGAIN to 029, 030	
MS01-014	Hutchins Ave. and corner of Indiana Rd., Dos Palos	Prime	54	A-1	A-1	1	2	28	26				San Joaquin River						Avg. parcel size in .5 mi radius = 106 acres
MS01-015	S. side of W. Beignam Rd., corner of E. side of S. Hereford Rd.	Prime	8	A-1	A-1	1	2	4	4				No			BCA			Sub-20ac parcels created
MS01-016																			
MS01-017	N. Sycamore St. & W. Oak, Delhi	Local Importance	9.6	A-1	A-1	1	1	6.25	3.35				No	No	TID	None			Denied by planning commission. Pulled application on 12/12/01, resubmitted 4/9/02
MS01-018	Cotton Rd. and Terceira, Los Banos	Statewide Importance	48	A-1	A-1	1	0	22.55	24.81				No			GVE			Approved against staff recommendation
MS01-019																			
MS01-020	N. side of W. White Crane Rd., 1330 feet W. of N. Lincoln Blvd.	Statewide Importance	19.7	A-1	A-1	1	2	1.7	17				No			GVE			Sub-20ac parcels created/sold in 2008. Adjacent parcel is farmland
MS01-021	S. Orchard Dr., Merced area	Statewide Importance	40	A-1	A-1	1	2	20	20				Central Merced - Zone A	No	MID	GVE	MID - canal bank raised concern, no legal access. Owner needs property access	Son was going to build house, but then parents regained ownership and sold it.	
MS01-023	Thrift Rd & Ulgard Rd	Prime	29	A-1	A-1	1	2	1	27				Central Merced - Zone A	No	MID	FP&P			
MS01-024	Faith Home Rd., Hilmar	Statewide Importance	75.8	A-1	A-1	1	2	25	47				No	No	TID	BCA			
MS01-026	N. side of Hwy 140 & E. Corner of Howard, Livingston	Prime	247.5	A-1	A-1	1	6	53	20	20	20	20	No	No	MID	FP&P			Staff: inconsistent with GP.
MS01-029	NW corner of E. Le Grand Rd. & Athlone Rd.	Prime, Statewide Importance	148.9	A-1	A-1	1	4	56.2	34.3	20	38.4		Central Merced - Zone A	No	MID	BCA			Staff: creating parcels significantly less than average
MS01-033	S. side of E. Merced Falls Rd., 4 mi E. of La Grange Rd. 559, Snelling area	Prime	20	A-2	A-2	1	1	3.4	16.5				No	No	MID	Mike Smith			Family Home & Cemetery
MS01-034	W. side of N. Columbus Ave. & N. side of Riverside Ave.	Statewide Importance	40	A-1	A-1	1	2	20	20				No	Yes	TID	GVE			
MS01-036	N. Prairie Flower Rd. & American Ave.	Grazing, Statewide Importance, Unique	36.7	A-1	A-1	1	2	36.7	1.3				No	No	TID	BCA			Creates sub-20ac parcel due to canal.
MS01-038	W. Gertrude Ave. & N. Winton Way, Winton	Prime	24	A-1	A-1	1	1	20	4				No	No	MID	None			Creates sub-20ac parcel: Has not yet been split.
MS01-039	S. Ivy Ave. & E. Roosevelt, El Nido	Grazing	163	A-1	A-1	1	1	72.7	70	20			No	Yes	None	None			Still not split. Wants one parcel to be airstrip. Groundwater in this area very poor. High levels of salt.
MS01-041																			
MS01-042																			
MS01-043	N. side of W. August Rd., 630 feet E. of N. Hinton Ave.	Statewide Importance	4.55	A-1	A-1	1	2	1.5	3.05				No	No		GVE			Sub-20ac parcel created
MS01-044	W. of Moraga, N. of W. Hwy 152, Los Banos	Grazing, Wetlands	94	A-1	A-1	1	4	23.5	23.5	23.5	23.5		No	Well, San Luis Water District available	GVE				If has Almonds, then property has wetlands and riparian woodland
MS01-046	S. side of W. Elliot Ave., 2000 feet, E. Buhaich Rd.	Prime, Statewide Importance	40	A-1	A-1	2	2	21.16	18.42				No		MID	GVE			
MS01-047																			
MS01-048																			
MS01-049	NW White Crane Rd., corner of E. Cressey Way	Statewide Importance	72.9	A-1	A-1	1	1	25.9	47				No	No	MID	BCA			Approved by HD, then rejected by code compliance due to violations 10/10/02. Property has much junk (cars, inoperable mobile home).
MS01-050	E. Roosevelt Rd. & Hwy 59	Prime	41	A-1	A-1	1	2	19.59	20.11				No		El Nido Water District	BCA			2 20's sold to 2 new owners, new barn only
MS01-051																			
MS01-053	Hwy 59 & Oakdale Rd., Winton	Unique	2085	A-2	A-1, A-2	2	0						No		Deep wells	FP&P	Citizens opposed		Should have been a negative declaration. Neg. Dec on Major Sub #98-005, 3/24/99
MS01-054	East side of S. Ingomar Grade, S. side of Hearst Rd.	Grazing, Statewide Importance	50.9	A-2	A-2	1	2	23.7	7.2	20			No			BCA			Sub-20ac sold to new owner. No minutes or staff report
MS01-055																			
MS01-057																			
MS01-059																			
MS01-060	S. side of E. Hwy 140 & 500 ft. E. of Hayden Rd.	Local Importance	6.1	A-1	A-1	1	1	3.1	3				No			GVE			Sub-20ac parcel against general plan; no staff report included.

FILE	RISK	RELATED FILES	APPLIED DATE	RULING DATE	RULING	SUP. LIST	RUL. BY	CEQA COMMENT	CONDITIONS	STAFF_REC	SPLIT_REASON	APPLICANT USE	#NEW OWN	2010 OWNERS	DATES SOLD	ACRE S DLO	NEW D WELLS	EXIST. D WELLS	
MS02-001	N/A		12/31/01	3/11/02	Approved	4	HO	15061	ROW	Approv	to allow future option of sale of one parcel	Row Crops	2	Avilla, Russel S acq'd. 004 (19.07ac); Strickler, Ronald W & Karen A acq'd. 005 (20ac)	1/7/2009, 2/18/2009, respectively	40	0	1	
MS02-002	Orange	ZV02-001	12/26/01	4/24/02	Approved	4	PC	15061	RTF	None	Sell 1 acre w/ home	Almond Orchard	1	Mercall, Troyce J & Toni acq'd. 051 (1ac), Morimoto maintains 052 (47ac)	5/12/2003	1	0	1	
MS02-004	N/A	MS04-043	1/25/02	8/12/02	Approved	5	PC	15061		Approv	Want to retire from farming, but maintain long-term residence	Row Crops	1	J&R Farms A Partnership acq'd. 044 (a subsequent combination of 040 & 041 in 2004) and also acq'd. 042 immediately.	11/21/2003	113	0	1	
MS02-005																			
MS02-006																			
MS02-007	Green	MS07-045, PLAD6-013	2/13/02	8/12/02	Approved	5	HO	15305	RTF	Approv	To create financing parcel to refinance home	Ag	0	N/A	7/20/2006; 12/30/2008; 12/30/2008	0	0	1	
MS02-008	N/A		2/21/02	3/25/02	Approved	1	PC	15061		Approv		Almond Row Crops	2	1e Grand Almond Orchard #1 A Partnership, acq'd. 074 (157.99ac S941,999); Robson, Robert W & Sharleen G Trustees acq'd. 075 (251.21ac S1,336,002)	12/22/2009, 5/1/07 respectively	409	0	1	
MS02-009	N/A		3/19/02	4/22/02	Approved	5	HO	15061		Approv	Sell for fish farmer	Rangeland	1	021 SPLIT AGAIN: Mueller Robert H & M Joanne acq'd. 022 (61ac)	10/09/2002	61	0	0	
MS02-010	Orange	PLA02-007	3/20/02	4/22/02	Approved	5	HO	15061		Deny	Settle family estate	Row crops	1	Willis Wendy acq'd. 031 (20ac); Carlucci David F acq'd. 032 (66ac)	1/27/2009; 3/31/2003	66	0		
MS02-011																			
MS02-012	Orange	ZV02-008	3/26/02	8/20/02	Approved	5	BO3	15061		None	Get rid of antiquated lots and re-subdivide to more useful parcels	Row Crops and Hay	2	Ngo Le & Tamee acq'd. 038 (17.13ac); Handy Kim Lien Thi & Dana Douglas acq'd. 039 (17.15ac); Cipriani Albert kept 040 & 041 (17.81ac & 4.12ac)	6/14/2006; 3/19/2009; 3/19/2003	34	0	0	
MS02-013																			
MS02-015	N/A	ZV02-010	5/10/02	8/28/02	Approved	5	PC	15305			Owner no longer able to care for large parcel	Duck club	1	Sorensen Miles & Cina acq'd. 010 (172.03ac); Griffiths Robert A acq'd. 011 (56.39ac)	8/15/2008; 4/10/2003	172	0	0	
MS02-018	N/A	MS04-009 (025 split in '04)	5/28/02	7/22/02	Approved	1	HO		MID easement	Approv	Gift from father to split off dairy operation	Dairy, row crops	0	Borba John & Nila kept 024 (54.91ac); 025 (22.4ac) split in '04 - see MS04-009		0	0	0	
MS02-019	Orange	ZV02-012	5/17/02	10/22/02	Approved	4	BO3	15061	RTF	None	To add 2 homes	Orchard	0	N/A		0	0	1	
MS02-020	Orange		5/23/02	8/12/02	Approved	1	PC	15061		Approv	Retain 4 acres & sell to neighbors	Pasture, row crops	1	Bailey Betty Trustees kept 022 (4ac); Slate Larry W & Shireen acq'd. 023 (48.64ac)	1/4/2006; 4/28/2008	49	0	1	
MS02-021	N/A		5/30/02	8/12/02	Approved	5	HO	15061		Approv	Separate undivided interest	Row crops	0	Carlucci David Eugene kept 028 (47.8ac); Carlucci Sanna acq'd. 030 (62.3ac)	5/14/2004; 9/27/2005	177	0	0	
MS02-022	N/A		5/30/02	8/12/02	Approved	5	HO	15061	No structures	Approv	Settle undivided interest between two owners	Ag, row crops	0	Carlucci Ty Richard acq'd. 021 (75.06ac); Carlucci David kept 022 (19.85ac)	1/10/2006; 1/10/2006	0	0	0	
MS02-024																			
MS02-026																			
MS02-027	N/A		6/25/02	8/26/02	Approved	5	HO	15061		None	Separate undivided interest	Row crops	0	Carroll Daniel G & Bonnie E Co-Trustees acq'd. 045 & 046 (67.4ac)	6/6/2006	67	0	1	
MS02-028	Orange	ZV02-015; VV03-003	7/1/02	11/20/02	Approved	4	PC	15061	RTF	None	To split house from acreage	Row crops	2	Grewal Harjit S acq'd. 001 (9.71ac); Dickey Randall C & Caroline Jean acq'd. 003 (49.1ac)	5/1/2003; 5/1/2003	59	0	1	
MS02-032																			
MS02-033	N/A	ZV02-017	8/5/02	9/11/02	Approved	3	PC	15061		None	To correct mistake on a property line, to put 2 houses on each side.	Row crops	0	N/A		0	0	0	
MS02-035	Green	ZV02-019	8/2/02	10/23/02	Denied	3	PC	15061		None	Property too small to farm, will sell other parcels	Residential/ Orchard	0	N/A		0	0	1	
MS02-036	N/A		8/14/02	9/23/02	Approved	4	HO	15061		Approv	Family planning	Almonds, row crops	1	Takahashi Kevin Y & Theresa L Trustees acq'd. 012 & 013 (19.85ac, 36.31ac); Sano Robert Steven & Alice Takae Trustees acq'd. 014 (20ac)	5/1/2002; 5/1/2002; 11/18/2009	20	0	3	
MS02-037	Green	ZV02-021	8/12/02	3/18/03	Denied	3	PC	15061	Removal of travel trailer	None	Divide 33 acres into 2 parcels: 3.1 acres & 29.9 acres. (smaller parcel will go to my son)	Horses	0	N/A		0	0	2	
MS02-038																			
MS02-039	N/A		8/14/02	10/7/02	Approved	1	HO	15305		Approv	Family planning	Row crops	0	Hall Lloyd & Donna Co-Trustees acq'd. 010, 011, & 012 (20ac; 57.79ac; 77.85ac)	3/19/2003; 3/19/2003; 3/19/2003	0	0	1	
MS02-040	N/A		8/14/02	10/18/02	Approved	1	HO	15061		Approv	Inheritance Purposes	Almonds	0	Stockles Glenn H & Deborah L Trustees acq'd. 078 & 079 (20.24ac; 2.96ac)	11/3/2009	0	0	1	
MS02-041																			
MS02-042																			
MS02-043																			
MS02-044	Orange	ZV02-023	9/30/02	2/6/03	Approved	3	PC	15061		None	Remove home from large parcel and sell large parcel	Orchard	1	Azarnendi Gary & Laurie A acq'd. 043 (1.48ac); Sietsema Allen G Sr. Trustee kept 044 (25.5ac)	10/24/2003; 8/19/2003	1	0	1	
MS02-045	Orange	ZV02-026	8/26/02	10/23/02	Approved	5	PC	15061			Keep small parcel, sell the 56 acre parcel to farmer	row crops	1	Fagundes Dairy acq'd. 015 & 028 & 039 & 018 (7ac & 20ac & 3.59 & 27.61)	2/28/2006	58	0	0	
MS02-048	Orange	MS03-055	8/19/02	11/18/02	Approved	4	HO	15061		Approv	Estate planning & parcel for almond huller	Almonds	5	Engelstein Sandra split 041 (1.06ac); Orzechowski Assisted - 042 (19.57ac); Valdez Martin & Julia Reynoso De - 046 (19.57ac); Ray Jesse H & Kathleen A - 047 (19.57ac); Flores Socorro C & Anita M - 048 (19.57ac);	1/26/2004; 2/16/2004; 3/7/2003	100	0	1	

FILE	LOCATION	SOIL	AC	ZONE	ADJ. ZONE	ORIG. NUM. PLOTS	RECD. NUM. PLOTS	P1	P2	P3	P4	P5	FLOOD ZONE	WELL ACT	WATER	ENGR	PUBLIC COMMENT	NOTES
MS02-001	Kilroy & Turner, Hilmar	Statewide Importance	40	A-1	A-1	1	2	20	20				No	No	TID	GVE	N/A	
MS02-002	N. Palm Ave. and 417 ft. E. Santa Fe Dr., Cressey	Prime	48	A-1	A-1A-R	2	2	1	47				No		Well	GVE	Applicant stated: "site would be better off blending in with urban area of Cressey more."	Staff: "Is it legal to have 2 remainder parcels?" "The existence of a home is difficult to find as a special circumstance."
MS02-004	S. Bambauer Rd. & corner of E. Jensen Rd., Gustine	Prime, Statewide Importance	113	A-1	A-1	1	3	40	34.9	38.1			No	No	CCD	Mike Smith		MS04-043 C.B.C. 04037 96ac & 041134.29 combined to create 044 (71.07ac, \$225,417)
MS02-005																		
MS02-006																		
MS02-007	S. Cozzi Rd. & Hwy 152, Dos Palos	Prime	102.74	A-1	A-1	1	4	2.95	97.14				No	No		None		Financial Parcel
MS02-008	12695 Buchanan Hollow Rd., and East corner of S. Minterm Rd.	Grazing, Prime, Unique	417	A-2	A-1, A-2	1	2	164.75	252.25				Central Merced - Zone A	No	Le Grand - Athlone	GVE		Minutes say CEQA Exempt 15061(d)3 but staff report says 15305(a) (Minor alterations in land use limitation)
MS02-009		Grazing	162.6	A-1	A-1	1	2	101.67	60.95				No	No	CCID	GVE	owns 200 acres to East & wants to go under wildlife easement	To sell portion to fish farmer. No average parcel size noted. 02033 Admin Permit application for fish farm expansion
MS02-010	Hutchins & Willis	Class II	86	A-1	A-1	1	2	20	66				San Joaquin River		CCID	BCA	Some issues on road radius - small parcels	1 parcel sold to 1 new owners. Ag commissioner asked for copy
MS02-011																		
MS02-012	S. side of W. Denton & Leak Rd., corner of E. side of S. Cozzi Rd., Dos Palos	Prime	55	A-1	A-1	1	4	17.6	17.6	17.7	3.8		No	No	Private	GVE	Staff letter written with Farm Bureau	Staff correspondence: An antiquated subdivision is not a "physical hardship" and other than the ditch around part of 4, there are no physical...
MS02-013																		
MS02-015	Wild Duck Rd. & Mallard, Dos Palos	Grazing	268	A-2	A-2	1	2	98	170				No	No		BCA	Livestock divides property - used as lotline. Ag Commissioner recommends owner lease or	Has federal easement for duck club, needed variance from 160 requirement
MS02-018	1640 S. Arboleda between Mission & McHenry	Prime	280	A-1	A-1	1	2	54	236				Merced River - Zone A	No	MID	Grinder Land Surveying	Applicant only. Fire Dept. wanted water storage. MID easement, nutrient	226ac parcel split in '04 to family
MS02-019	W. Cressey Way - S. of Liberty	Prime, Statewide Importance	22.6	A-1	A-1	1	3	1	1.59	20			No	No	MID	GVE	Neighbors Complained, County Ag Commissioner Opposed.	This is their 5th MS. Appealed to a
MS02-020	N. Buchanan Hollow, W. Plainsburg	Statewide Importance	52.6	A-1	A-1	1	2	4	48.6				Merced River - Zone A	No	Well	FP&P		Sub-20ac parcel against general plan.
MS02-021	W. Henry Miller & Carlucci, Dos Palos	Prime	177.7	A-1	A-1	2	2	47.81	124.9				No	No		Robert Hart		
MS02-022	N. of W. Arroya Rd., 5 mi W. of S. San Juan Rd., Dos Palos	Prime	95.8	A-1	A-1	1	2	20	75.8				No	No	Santa Rita Water District	Stoddard & Assoc.	None	
MS02-023																		
MS02-024																		
MS02-025																		
MS02-027	NE corner of Snyder Rd. and Orchard Rd., Gustine area	Prime	67.4	A-1	A-1	1	2	28.7	38.7							CCD		
MS02-028	N Harding Rd. and Vincent Rd., Winston	Prime	59	A-1	A-1	1	2	49	9.5				No	No		BCA	None	Sub-20ac parcel created
MS02-029																		
MS02-033	E. Vassar Ave. & S. Tyler Rd., Merced	Other, Statewide Importance	38.5	A-1	A-1	1	1	15.5	23				Central Merced - Zone A	No		Mike Smith		Actual Parcel only 19.5 and remapped --- not split
MS02-035	Bert Crane Rd. & W. Bell Dr., Atwater area	Prime	5.04	A-1	A-1	1	1	1.66	1.66	1.66			No	No	Well	Mike Smith	Need to have a variance.	
MS02-036	W. Eucalyptus & N. Dwight Way, Livingston	Prime, Statewide Importance	78	A-1	A-1	1	3	20	38	20			No	No	MID	BCA		
MS02-037	E. side of N. Merced Ave., 1720' N. of W. Bradbury Rd.	Statewide Importance	33	A-1	A-1	1	1	3.1	29.9				No	No	TID	Mike Smith		
MS02-038																		
MS02-039	Le Grand	Prime	155.6	A-1	A-1	1	3	20	57.8	77.8			Central Merced - Zone A	Yes	MID	FP&P		Put in family trust
MS02-040	Fresno Rd. & Jordan Rd., Le Grand	Prime	74.9	A-1	A-1	1	2	20	33.7	21.2			No	Yes	Well	FP&P		
MS02-041																		
MS02-042																		
MS02-043																		
MS02-044	W. Avenue Two & N. Bahachi Rd., Winston	Prime, Statewide Importance	27	A-1	A-1	1	2	1.72	25.28				Central Merced - AH-165	No	MID	GVE		Sub-20ac parcel created and sold
MS02-045	West on Callwood Rd, 1 mi South of Henry Miller	Prime, Statewide Importance	59	A-1	A-1	3	4	2.98	56.02				No	No	Private Well	GVE		Created a sub-20ac parcel
MS02-048	W. Bradbury Rd. & Santa Fe, Ballico	Prime	128.21	A-1	A-1	1	6	27.81	20.08	20.08	20.08	20.08	No	No	Wells	GVE	None	044 SPLIT AGAIN, SOLD many 20ac and sub-20ac parcels

FILE	RISK	RELATED FILE	APPLIED DATE	RULING DATE	RULING	SUPP. LIST	RUL. BY	SCALE ADJUST	CONDITIONS	STAFF_REC	SPLIT_REASON	APPLICANT USE	NEW/OWN	2010_OWNERS	DATES_SOLD	ACRES_OLD	NEW_D WELLS	SISTE. D WELLS
MS02-049	N/A		8/26/02	11/18/02	Apprvd	4	HO	15061	ROW, TID		Estate planning	Orchards/S.P	2	Johnston Dorothy J acq'd. 046 (20.04ac); Blue Lupin Ranch LLC acq'd. 047 (136.8ac)	8/7/2003; 12/29/2005	157	0	1
MS02-050	N/A		8/12/02	11/18/02	Apprvd	3	HO	15061	N/A	Approv	family planning & reorganization	Almonds & Vineyard	2	Jimenez Alfonso & Irma acq'd. 006 (19.33ac); Dole Packaged Foods LLC acq'd. (38.45ac)	10/31/2005; 10/12/2007	58	0	
MS02-052	Orange		9/11/02	11/20/02	Apprvd	5	PC	15061	RTF	None	Estate planning	Ag.	1	TAS 141 Properties LLC (all parcels)	4/18/2007	318	0	2
MS02-054	Green		10/7/02	3/19/03	Denied	4	PC	15061		Deny	Divided already by MID Canal	Row Crops	1	Ignacio & Ulia Fuentes	9/30/2008	16	0	
MS02-055	N/A		10/10/02	1/6/03	Apprvd	3	HO	15061	No discharge into MID	Approv	Separate into parcel for family home & one parcel for farming	Row crops	0	N/A		0	0	1
MS02-056	N/A		10/10/02	1/6/03	Apprvd	4	HO	15061	No drainage to MID, ROW		Divide Family Interest	Almonds	1	Genzalez Manuel & Sandra acq'd. 067 & 068 (20.35ac & 20.39ac)	10/24/2005; 8/27/2004	41	0	3
MS02-058	Orange	2004R003 1291 2V02-030	10/23/02	3/18/03	Denied	5	BOS	15061		None	To divide 18.67 acres into two parcels of 9.35 acres each, along the irrigation line	Alfalfa & Oats	0	N/A		0	0	1
MS02-059	N/A	2V02-031			Withdrawn			15061		None	Create 4 homesites	Dredge Tailings	0	N/A		0	0	1
MS02-060	Green	2V02-032	11/4/02	9/22/04	Denied	5	PC	Initial Study	RTF	Deny	Create viable parcels for sale	Foothill Pastures	1	FAI - FH197 LLC c/o Financial Advantage	10/31/2008	197	0	0
MS02-063	N/A		12/16/02	3/10/03	Apprvd	5	HO	15305	RTF	Approv	Home sites for kids	Row crops	0	N/A		0	0	1
MS03-001	Orange		3/28/03	5/12/03	Apprvd	4	HO	15305		Approv	To allow financing of some major property improvements	Pasture	0	N/A		0	0	0
MS03-003	Orange	2V03-001	3/28/03	6/24/03	Denied	4	BOS	15061	RTF	Deny	Divide for sale	Grapes	0	N/A		0	0	1
MS03-005	N/A		3/28/03	4/21/03	Apprvd	5	HO	15315	RTF	Approv	Building home on back of property	Row Crops	1	Cordeiro Kevin E & Janet L acq'd. 032 & 033 (19.47ac & 17.05)	11/27/2006	37	0	1
MS03-011	Green		1/22/03	5/12/03	Apprvd		HO	15305	Foreclosure required for a separate legal	Approv	Allow financing of some major property improvements	Pasture	0	N/A		0	0	0
MS03-012	N/A		3/23/03		Withdrawn	5		Initial Study		Deny	Estate planning	Pasture	0	N/A		0	0	
MS03-016	Green		3/28/03	5/27/03	Apprvd	5	PC	15305	RTF	Approv	Parcel map waiver used as a security instrument for financing an agricultural operation or	Agricultural	0	N/A		0	0	0
MS03-017	N/A		3/28/03	5/27/03	Apprvd	5	HO	15315	RTF	None	To sell 1 parcel	Row crops	0	N/A		0	0	1
MS03-019	Orange		4/3/03	5/27/03	Apprvd	4	PC	15315	RTF	Approv	Divide 2 acre homestead and combine remaining portion to be farmed.	Orchard, 2 houses	1	Dabigren James E & Jill K acq'd. 071 (1.89ac); Snyder Hurley & Jeanne Co Trustees kept 072 (21.65ac)	4/3/06; 5/11/2004	2	1	1
MS03-020	N/A		4/4/03	5/27/03	Apprvd	4	HO	15315	RTF	Approv	To create parcels for sale	Foothill Pasture and barn	2	Alvarez Jesus & Martha acq'd. 045 (19.55ac); Richards Ronald L & Linda J acq'd. 050 (19.39ac)	3/17/2005; 6/16/2005	39	0	
MS03-022	N/A		4/10/03	7/24/03	Apprvd	3	HO	15061		Approv	Estate planning	Grazing	0	N/A		0	0	1
MS03-023	N/A		4/11/03	5/27/03	Apprvd	4	HO	15315			Estate planning	Orchard	1	Silveira Robert L & Bispo-Silveira Maria C. acq'd. 064 (62.52ac)	11/6/2003	63	0	
MS03-025	N/A		4/15/03	7/9/03	Apprvd	4	HO	15315			To legalize parcels that were found to be originally illegally split -- 20 acres to remain in	Field crops	0	Wilkinson Joan N acq'd. 068 & 069 (31.07ac; 19.74ac)	1/12/2004; 1/12/2004	0	0	
MS03-030	N/A		4/24/03	10/7/03	Apprvd	5	BOS	15315	RTF	Approv	Business planning and possible homes	Orchard	0	N/A		0	0	
MS03-035	Orange		5/9/03	7/20/04	Apprvd	5	BOS		None	Deny	Better ability to finance operation	Apricots	1	Barzor Les Banos LLC acq'd. 031-035 (20ac; 20ac; 20ac; 26.25ac; 26.25ac)	1/5/2009	113	0	
MS03-036	N/A		5/12/03	6/23/03	Apprvd	4	HO	15315	30 feet of right of way	Approv	Claus buying land from McCullough	Orchard	0	N/A		0	0	
MS03-037	N/A	MS03-057	5/14/03	6/9/03	Apprvd	5	PC	15315	RTF	Approv	Future Merced College campus	Agriculture crops	2	Merced Community College District acq'd. 045-046 (20.02ac; 39.57ac; 40.41ac; 20ac); Pacheco Partners LLC acq'd. 049 (70.37ac)	12/30/2003; (049) 12/28/2004	190	0	0
MS03-039			5/22/03	9/23/03	Denied	3	BOS					0	N/A		0	0		
MS03-040	Yellow		5/22/03	8/11/03	Apprvd	5	HO	15315	RTF	Approv	To divide 66 acres into (2) 20's and (1) 26	Row crops	0	N/A		0	0	2
MS03-041	Orange		5/23/03	7/21/03	Apprvd	4	HO	15315	RTF, ROW	Approv	Convey and combine to create 4.4 ac homestead and sell 46.3 acres to adjoining property	Almonds	1	D & S Farms acquired 011 (29.7ac) -- parcel as is since '89	1/30/2003	0	0	1
MS03-043	Green	2V03-007	6/10/03	8/27/03	Denied	4	PC	15270		Deny	Legalize a parcel created through grant deed	Orchards, 1 house	0	N/A		0	0	1
MS03-044	N/A		6/11/03	10/22/03	Apprvd	4	PC	15061	RTF	Approv	Estate planning	Row crops	0	N/A		0	0	0
MS03-045	N/A		6/11/03	11/19/03	Apprvd	4	PC	15061	RTF	Approv	None	Almond orchard	2	Barnard Jeff A Trustee acq'd. 068 (27.94ac); Duarte Jorge F & Grace A acq'd. 069 (25.67ac)	6/10/2004; 4/15/2008	44	0	2
MS03-047	N/A		6/17/03	9/24/03	Apprvd	4	HO	15061	RTF	Approv	divide land for each of three partners	Almonds, 2 homes	3	Alvarez Alejandro V & Angela acq'd. 041 (20ac); Valencia Javier acq'd. 042 (25.2ac); Valencia Pedro A & Lenice L acq'd. 043 (34ac)	1/20/2004; 11/15/2005; 1/20/2004	79	0	2

FILE	LOCATION	SOIL	AC	ZONE	ADJ. ZONE	ORIG. NUM. PARCELS	RECORD. NUM. PARCELS	P1	P2	P3	P4	P5	FLOOD ZONE	WILL. ACT	WATER	ENGR	PUBLIC COMMENT	NOTES
MS02-049	S of Bloss Ave and Sycamore, Delhi	Prime, Statewide Importance	100.99	A-1	A-1	1	2	20.01	80.98				No	Yes	TID	GVE	N/A	
MS02-050	East Side of N. Steinberg Rd and corner of South side of W. Westside Rd.	Prime, Statewide Importance	60.45	A-1	A-1	1	2	20.99	39.46				No	Yes	MID	GVE	N/A	
MS02-052	E. Moraga & Hwy 152, Los Banos	Grazing, Prime, Statewide Importance, Unique	918	A-1	A-1	1	15	21.49	20.08	17.78	20	20	No	No	Deba Merideta Canal	GVE	Planning Dept. concerned about long-term effects on Ag	Redistributed to family, sold to LLC, 15 parcels.
MS02-054	Corner of N-7, S. of W. Westside Blvd.	Statewide Importance		A-1	A-1	1	1	15.5										
MS02-055	West side of S. Orchard Dr.	Prime	40	A-1	A-1	1	3	20	20				Central Merced - Zone A	No	MID	FP&P		Split 40ac into 20%. Ag land division form not completed
MS02-056	Menedes Ave & Cressley Way	Prime, Statewide Importance	41.4	A-1	A-1	1	2	21.23	20.17				No	No	MID	BCA	MID, Public Works, Larry Bowers only comment @ hearing	
MS02-058	S. side of W. Eucalyptus Ave., corner of W. side of S. Reynolds Ave., Dos Palos area	Prime	18.67	A-1	A-1	1	2	9.35	9.35				No	No	CCID	Mike Smith		Denied, later split into 14 & 4.
MS02-059		Other	46.4	A-2	A-2	1	1	10	10	14.35	12.07		No	No	MID	BCA	Neighbors Jon Grant Kelsey, Horace Kelsey, and Bernard Wade, all opposed.	Staff: No physical circumstances that warrant special privileges
MS02-060	S. Bonita Rd., W. Billie Wright, Western Merced County	Unique	197	A-2	A-2	1	1	52	74	67.3			No	No	None	GVE		Many staff responses pertain to protection of ag land. Kt Fox area
MS02-063	W. Ingomar & Volta	Prime, Statewide Importance, Unique	205.8	A-1	A-1	1	3	1	1	203.8			No	No	CCD	BCA		
MS03-001	E. side of N. West Lane, S. of the corner of W. Palm Ave., Winton area	Prime	20	A-1	A-1	1	1	1	18.61				No	Yes	Private Well	GVE		Williamson Act Issues, No conditional Certificate of Compliance per Parcel Map
MS03-003	W. Bradbury Rd & N. Peppert St., Livingston	Prime, Statewide Importance	11	A-1	A-1	1	2	1.7	9.3				No	No	Part TID, Part None	BCA		Denied, but split anyway
MS03-005	Taglio and Atvedo Rds, Gustine	Prime, Statewide Importance	40	A-1	A-1	1	2	20	20				No	No	CCID	Mike Smith	N/A	
MS03-011	E. side of N. West Lane, corner S. of W. Palm Ave., Winton area	Prime	20	A-1	A-1	1	1	1	18.61				No			GVE		
MS03-012	East of Tecera Rd. approx. 1/4 mi North of Cotton Rd., Los Banos area	Statewide Importance, Unique	66	A-1	A-1	1	1	26	20	20			No		CCID	Mike Smith	Grassland Water (Mike & Tom Miller) indicate that future homes on the Coelho property	Initial Study requested... applicant never followed up.
MS03-016	E. side of Jensen Rd., 1/2 mi. N. of North Ave., Gustine area	Local Importance, Statewide Importance	20	A-1	A-1	1	2	20										Fin. Parcel paid off, reinstated orig. parcel
MS03-017	Moaga Ave. and Henry Miller, Los Banos near Santa Nella	Prime, Statewide Importance	42	A-1	A-1	1	2	20	22				No	No	CCD	BCA	N/A	Split 40 into 20's... Staff: "low potential for non-ag development based on limited capacity of Moraga Rd & relative infeasibility of providing
MS03-019	NE corner of N. Pepper St. and W. Bradbury Rd., Ballico area	Local Importance	22	A-1	A-1	1	2	18	2				Yes	TID	GVE			
MS03-020	W. of Fresno Rd. and 1,950 feet N. of Mainline Ave., north of the Le Grand SUDP	Grazing	117	A-1/A-2	A-1/A-2	1	2	20	20	77			No		Partially MID			
MS03-022	E. side of W. Breeze Ave., 1650 feet from N. side of W. Bellevue Rd., Atwater area	Local Importance	43.1	A-1	A-1	1	2	20	23.1				No	No	Well	FP&P		
MS03-023	SW of the intersection of the Livingston-Cressley Rd. and Sulfana Dr. in the Cressley area	Prime, Statewide Importance	62.52	A-1	A-1	1	1	28	34.52				No		MID			No split resulted, but still eligible to be split.
MS03-025	South of Sullivan Rd. and West of Whitworth Rd., Gustine area	Prime	102.8	A-1	A-1	1	2	31.4	20	54.4			No		CCD	John Copeland	N/A	
MS03-030	1/2 mi S. of Cottonwood Rd., approximately 1 1/2 mi W. of Wentworth Rd. in the Gustine area	Statewide Importance, Unique	89.5	A-1	A-1	1	3	34.99	25.47	29			No		CCD	GVE		
MS03-035	Volta Rd. at Pioneer Rd.	Prime, Unique	138	A-1	A-1	2	5	20	20	20	26.67	26.25	No		CCD	BCA	Maxwell Horton	(S) *Doc's sold to LLC. Larry Bowers stated that the bank wants the property divided for loans for improvements. David Casey noted problems. Parcel intact.
MS03-036	Bloss & Tegner Rd., Hilmar area	Statewide Importance	78.6	A-1	A-1	1	1	1	77.6				Yes	TID	Gregg-Turlock			
MS03-037	N. side of Hwy 152, 2,930 feet east of South Ramos Road and 1,500 feet west of the Los Banos city limit	Prime, Statewide Importance	190.37	A-1	A-1	1	5	120	70.37				No	No	Unknown (not stated in staff report, added)	P/A Design Resources	Falls under Los Banos Airport Compatibility Zone C	Parcel donated to Merced College for tax reasons
MS03-039		Other, Prime				1	1											
MS03-040	N. side of W. Hwy 152, 2150 ft from corner of E. side of S. Indiana Ave.	Prime	66	A-1	A-1	1	3	20	20	26			San Joaquin River	No		BCA		
MS03-041	Sunset at Hull, Atwater	Prime	50	A-1	A-1	1	1	4.4	46.3				No	Yes	MID	GVE		C&C 15.3 adjoining to create a 46.3 and 4.4 acre home
MS03-043	W. side of Jensen Ave. and Hwy 93, West of South Ave., Gustine area	Prime	45	A-1	A-1	2	1	40.8	4.2				No					Combined with 063080028 (40.8ac) to make legal parcel
MS03-044	W. Gun Club Rd., corner of S. Whitworth Rd., Gustine	Prime	65.3	A-1	A-1	1	3	25.3	20	20			Yes	No		Mike Smith		20ac parcel against GP goals
MS03-045	W. Williams, corner of N. Griffith, Hilmar	Statewide Importance	50	A-1	A-1	1	2	29.13	20.87				No	No	TID	None		
MS03-047	NW corner of Livingston-Cressley Rd. and Cressley Way in the Ballico area	Prime, Statewide Importance	87.8	A-1	A-1	1	3	23	30.1	34.7			No			Alfred L. Alvarez		

FILE	RISK	RELATED ILES	APPLIED DATE	RULING DATE	RULING	SUP-DIST	RUL-RT	CEQA-IMP	CONDITIONS	STAFF_REC	SPLIT_REASON	APPLICANT USE	ANNEW-OWN	2010 OWNERS	DATES SOLD	ACRES OLD	NEW-D WELLS UNITS	EXIST-G D WELLS UNITS
MS03-049	Green		7/3/03	10/8/03	Denied	1	BOS	15061		Approv	Parcels for sale or distribution to LDM farming partnership	Agricultural		Paramjit Singh	10/16/2009	0	0	0
MS03-053	Orange		7/29/03	10/8/03	Apprvd	4	PC	15061	RTF	Deny, pres subdivision	Create two parcels	Orchard	0	Samra Gurdeep S & Preet K acq'd. 067 & 068 (20ac & 22.86ac)	12/29/2003	0	0	2
MS03-054	N/A		8/5/03	10/22/03	Apprvd	1	PC	15061		Approv	Family planning to sell	Row Crops	0	N/A		0	0	1
MS03-055	Orange	MS02-048	8/6/03	10/6/03	Apprvd	4	HO	15315	RTF	Approv	Divide off an almond huller facility as its own separate parcel.	Almond Huller and Orchard	1	Driscoll Strawberry & Associates Inc acq'd. 051 (20ac)	2/6/2004	20	0	1
MS03-056	Yellow	MS07-012 (PM83-41)	8/6/03	1/14/04	Apprvd	1	PC	15061	RTF	Approv	Divide interest in property between 3 owners, family planning	Row crops, foothill pastures	2	Fay Frank L & Jennifer L acq'd. 015 (34.15ac); Patel Sunit R & Nha S Trustees acq'd. 016 (26.12ac)	5/25/2005; 5/11/2009	61	0	0
MS03-057	N/A	MS03-037	8/6/03	12/17/03	Apprvd	5	PC	15061	RTF	Approv	Future Merced College campus	Agriculture crops	2	Merced Community College District acq'd. 045-048 (20.02ac, 39.57ac, 40.41ac, 20ac); Pacheco Partners LLC acq'd. 049 (70.37ac)	12/30/2003; (049) 12/28/2004	150	0	0
MS03-058	Orange		8/7/03	11/17/03	Apprvd	4	PC	15061	RTF	Deny, not lived 10+ years	To retain homeste and sell remainder to an adjoining property owner (Azevedo)	Row crops	1	Bettencourt Manuel & Diane Trustees kept 029 (4.82ac); Vierra Anthony L & Marie F Trustees acq'd. 030 (24.9ac)	12/30/2003; 2/1/2010	26	0	1
MS03-059	Orange		8/7/03	10/8/03	Apprvd	4	PC	15061	RTF	Deny, only (3) 27a parcels	Owner desires to split into (4) 20 acre parcels, per zoning regulations.	Vineyard, fallow	0	N/A	5/16/2007	0	0	1
MS03-062	Orange		8/23/03	12/15/03	Apprvd	4		15305		Approv			1	Vierra Frank Leroy & Arlene Marie kept 031 (32.6ac); Betschart Jack & Lisa acq'd. 032 (2ac)	2/8/2009; 3/6/2006	2	1	1
MS03-063	N/A		9/8/03	1/12/04	Apprvd	4	HO	15315	RTF	Approv	Separate farm operations for financial planning (to sell)	Fish farm	1	Stillman Thomas B & Joyce C Trustees kept 034 (40ac); Alkema Robert Ralph & Anna Marie Co-Trustees acq'd. 035 (36.28ac)	7/23/2004; 7/23/2004	36	0	0
MS03-066	N/A		9/24/03	12/17/03	Apprvd	4	PC	15061	RTF	Approv	Financial and family planning	Heffer Ranch	0	N/A		0	0	1
MS03-069	Orange		10/15/03	6/14/04	Apprvd	4	HO	15061		Deny	Land divisions to match zoning for area	Day Pasture	0	N/A		0	0	0
MS03-071	N/A		10/29/03	1/28/04	Apprvd	5	PC	15061	RTF	Approv	Sell parcels but retain homeste	Row crops	1	Zaghi Nasser acq'd. 027 (20ac)		20	0	1
MS03-072	Yellow		11/4/03	1/14/04	Apprvd	5	PC	15061	RTF	Approv w/ modifications	Estate planning	Crops (alfalfa)	0	N/A	12/19/2005	0	0	0
MS03-073	Orange		10/4/03	4/26/04	Apprvd	4	PC	15061		None	Divide facility from larger parcel	Blueberry Processing Plant	1	Deutsche Bank National Trust acq'd. 054 & 055 (8.45ac & 21.7ac)	8/13/2008	25	0	3
MS03-075																		
MS03-076																		
MS03-077	N/A		11/12/03	11/12/03	Apprvd	4	PC	15061	RTF	Approv	Divide family interest	Row Crops	1	Fernandes Duarte M & Mary S Trustees acq'd. 039 (18.55ac)	6/30/2008	19	0	1
MS03-078	Green		11/14/03	5/22/04	Apprvd	5	HO	15305	RTF	Approv	Financing	Agricultural	0	N/A		0	0	1
MS03-081	Green	ZV03-011	11/24/03	3/10/04	Denied	4	PC	15270	RTF	Deny	Align with MID boundary.	Ag	0	N/A		0	0	2
MS03-082	Green		12/10/03	3/10/04	Denied	4	PC	15270		None	To split west area into 3-20 acre parcels to increase value.	Grazing	0	N/A		0	0	0
MS03-083	Yellow	ZV04-006	12/11/03	5/26/04	Apprvd	4	PC	15061	RTF	Approv	None given	Almonds and Grapes	2	Frago Zenon M & Debra A acq'd. 074 (19.38ac); Rodriguez Santos L & Ascension A Trustees acq'd. 075 (18.54ac)	12/29/2004; 11/03/2006	39	0	1
MS03-084	Orange	AA-03-129	12/11/03	2/9/04	Apprvd	1	HO	15061		Approv	Create parcel to accommodate Sweet Potato processing facilities	Open Land, Ag Facility	1	California Fresh Farms Inc acq'd. 032 (3.7ac); 033 SPUT AGAIN	11/03/2004	4	0	0
MS04-004	N/A	PLA04-019	2/11/04	6/21/04	Apprvd	5	HO	15061	RTF	Approv	To maintain consistency with water district boundaries and financial planning of farming	Row crops	0	N/A		0	0	0
MS04-005																		
MS04-007	Yellow		2/17/04	10/19/04	Apprvd	1	BOS	15061	RTF	Approv	To allow greater options for development to a more intensive use (to Almonds)	Row crops	0	Tierras Schlies LP c/o Christopher P Schlies acq'd. 067 thru 071 (30ac, 30ac, 30.16ac, 31.23ac, 31.23ac)	12/28/2006	0	0	0
MS04-009	N/A		2/24/04	6/9/04	Apprvd	1	PC	15061	RTF, ROW	Approv	Create new homeste and new farm land ownership	Row crops	0	Borba John Jr Life Estate acq'd. 026 (26ac); Borba Todd & Monica acq'd. (25ac); John Borba Jr Trustee acq'd. 028 (173.1ac)	7/10/2006; 7/10/2006; 7/10/2006	0	0	2
MS04-012	Orange		3/12/04	7/20/04	Apprvd	4	BOS	15061	RTF	Deny	Estate planning	Row crops	2	Gonzalez David Jr acq'd. 042 (20ac); EAT Title holder acq'd. 043 (20ac)	1/4/2006; 7/15/2005	40	0	1
MS04-014	Orange		3/17/04	8/9/04	Apprvd	1	HO	15061	RTF	Approv	Create small parcel with house to retire on and combine remaining land with adjacent	Figs	1	Coronado Ramiro G & Ernestine P kept 087 (2.43ac); Barroso D & G Family Farms acq'd. 088 (21.52ac)	7/30/2007; 12/7/2007	22	0	1
MS04-015	Orange		3/17/04	7/13/04	Apprvd	4	BOS	15061	RTF	Deny	Financial	Almond Orchard	0	N/A		0	0	0
MS04-017	N/A		3/30/04	6/23/04	Apprvd	5	PC	15061	RTF	Approv	Sell portion to granddaughter	Row crops	1	Winters Lien C acq'd. 012 & 013 (20ac; 19.83ac)	1/20/2007; 2/20/2007	40	0	0
MS04-023	N/A		4/12/04	7/14/04	Apprvd	4	PC	15061	RTF	Deny	Financing construction of home by selling 90 acre parcel	Row crops	0	N/A	11/16/2005	0	0	3
MS04-027	Orange		4/16/04	11/16/04	Apprvd	1	BOS	15061		Deny	Estate planning	Row crops	0	N/A		0	0	0
MS04-029	Orange		5/4/04	7/14/04	Apprvd	5	PC	15061		Deny	Financial diversity	Orchard	0	N/A	3/18/2005; 3/18/2005; 3/18/2005	0	0	1

FILE	LOCATION	SOIL	AC	ZONE	ADJ. ZONE	ORIG. REC'D. IN M. PRCL. UM. PRC. LS	P1	P2	P3	P4	P5	FLOOD_ZN	WILL ACT	WATER	ENGR	PUBLIC_COMMENT	NOTES
MS03-049	S. side of Roosevelt Rd., 370 feet W. of Hwy 59, immediately W. of El Nido SUDP	Prime	70.32	A-1	A-1	1	1	30.32	20	20			Yes				
MS03-053	N. side of W. Harding Rd., 810 feet, E. side of N. Vincent Rd.	Prime	44	A-1	A-1	1	2	20	24				No	No		FP&P	Staff: "Potential to be reduced to a 'hobby farm.'"
MS03-054	Relly, corner of S. Hwy 59, Merced	Statewide Importance	97.3	A-1	A-1	1	3	34	31	31			Central Merced - Zone A	No	MID		
MS03-055	W. Bradbury, corner of N. Santa Fe, Ballico	Prime, Statewide Importance	26.42	A-1	A-1	1	2	6.42	20				No		TID	GVE	Sub-20ac parcel against general plan.
MS03-056	1500 ft. W. of Plainsburg Rd.	Grazing, Prime	60.6	A-1	A-1	1	2	31.46	28.8				Central Merced - Zone A	No	MID	GVE	Steve Thert, neighboring property in support. Kim Rozina, neighbor stated she
MS03-057	W. Hwy 152	Prime, Statewide Importance	190	A-1	A-1	1	5	20	40.4	39.6	20		No	No	Unknown (not stated in staff report, asked	P/A Design Resources	Falls under Los Banos Airport Compatibility Zone C
MS03-058	W. side of N. Faith Home Rd., corner of N & S side of W. Turner Ave.	Grazing, Prime	35.86	A-1	A-1	1	2	71.58	4.93				Merced River - Zone A	No	TID	GVE	Sub-20ac parcel created, rest sold.
MS03-059	N. side of W. Harding Rd., corner of W. side of N. Cortez Rd.	Statewide Importance	80	A-1	A-1	1	4	20	20	20	20		No	No	TID	Aspen Survey Co.	Approved against staff recommendation.
MS03-062	W. of Tegner Rd., 1000 ft. S of Turner Rd., Hillmar area	Prime, Statewide Importance	36.4	A-1	A-1	1	2	32.6	2				Yes				Sub-20ac created and sold.
MS03-063	Childs & Burchell, Le Grand	Local Importance	76.3	A-1	A-1	1	2	40	36.26				No	No	Not irrigated - natural water drainage	BCA	Property next door in easement
MS03-066	N. Faith Home, corner of W. Swenson, Hillmar	Prime	77.7	A-1	A-1	1	2	20	56				Merced River - Zone A	Yes	Well & TID	BCA	
MS03-069	N. side of E. Fignmund Ave., corner of W. side of N. Fielos Rd.	Grazing	80	A-1	A-1, A-2	1	2	20	20				No	No		FP&P	Staff recom Denial, 20ac parcels against GP goals
MS03-071	S. side of W. Pioneer Rd. and corner of W. side of S. Canyon Rd.	Grazing, Prime, Unique	100	A-1	A-1	1	4	20	20	32.31	23.77		No	No	CCID	GVE	
MS03-072	Mercy Springs Rd. & Charlesten Rd., Los Banos	Prime	70	A-1	A-1	1	3	20	20	30			No	Yes	CCID	Unknown (asked Planning)	Planning Dept. recommends 2 parcels instead of 3
MS03-073	E. side of N. Montgomery St., 2080 ft from corner of N. side of Hwy 59	Prime	25.4	A-1	A-1	1	2	3.38	22.02							GVE	creates a sub-20ac parcel, sold to bank.
MS03-075																	
MS03-076																	
MS03-077	N. side of W. Crane Ave., corner of E. side of N. Washington Rd.	Statewide Importance	40	A-1	A-1	1	2	20	20				Merced River - Zone A	No		BCA	Had Nylen asked for conditions regarding 1000 ft. setback.
MS03-078	Corner of Eucalyptus Avenue and Reynolds Avenue, Dos Palos area.	Prime		A-1	A-1	1	1	18.6									Was not split. Additional criteria requires that the existing parcel be at least 20 gross acres prior to division. This parcel is ~20 acres.
MS03-081	W. Livingston-Cressey Rd. & W. Eucalyptus, Livingston	Statewide Importance	9	A-1	A-1	1	1	1.78	7.22				No	No	MID	FP&P	Staff Elevation change is slight, and not a hindrance to the property owner. Further
MS03-082	N. side of E. Jordan Rd. & corner of E. side of S. Fresno Rd.	Grazing, Prime, Unique	60	A-1	A-1, A-2	1	1	20	20	20			No	No	MID	David Heinrichs	Don Clinton (applicant), Sarah Westfall (very opposed neighbor) who requested
MS03-083	W. Dwight, corner of W. Sunset, Livingston	Prime	38.6	A-1	A-1	1	2	20	19.91				No	No		Mike Smith	2 parcels sold to new owners, no reason given for split.
MS03-084	N. Side of W. Collier Rd., E. side of N. Hwy 99	Statewide Importance	18.5	A-1	A-1	1	2	14.5	4				No	No		GVE	Sub-20ac parcels, 033 split again.
MS04-004	Eagle Field Rd., corner of Hwy 5, SW of Los Banos	Prime, Statewide Importance	849.65	A-2	A-2	1	2	97	307	245.65				No	No	SLWD	Steve Sloan for William Sloan
MS04-006																	
MS04-007	N. Side of E. Childs Ave., .5 mi from corner of W. side of N. Plainsburg Rd.	Prime, Unique	153.3	A-1	A-1	1	5	30	30	30.16	32.05	31.09	Central Merced - Zone A	No	MID	GVE	Maxwell Norton, Phil Favler - Pres. Of Farm Bureau, Karen Bandoni - Pres. Of CWA, Diana
MS04-008																	
MS04-009	Arbeleda at McHenry Rd.	Local Importance, Prime	224.1	A-1	A-1	1	3	25	26	172.8			Central Merced - Zone A	No	MID	Gary Grinder	Property actually split to family. "The use of property for dairy irrigation requires it to be considered as part of a dairy effectively"
MS04-011																	
MS04-012	N. Hwy 140 and Schmidt Rd., Merced	Prime	40.6	A-1	A-1	1	2	20.3	20.3				No	No	CCID	BCA	Farm Bureau
MS04-014	N. side of E. Mariposa Way, corner of E. side of S. Pioneer Rd.	Prime, Statewide Importance	18.6	A-1	A-1	1	2	17.1	1.5				Central Merced - Zone A	No	MID	FP&P	Sub-20ac parcels against general plan.
MS04-015	W. Shaw & E. Buhach Rd., Winton	Prime	52.9	A-1	A-1	1	2	32.9	20				No	No	Well	FP&P	Approved against staff and PC recommendation. Issues w/ road access to parcels. In 1984 there was a CRC with a 5.9 acre parcel. This would re
MS04-017	SW Cnr of W. Mint Rd & S. Julip Ave.	Prime	41	A-1	A-1	1	2	20.5	20.5				No	No	CCID	BCA	
MS04-023	NW of 2nd Ave and Keaton Rd., Stevinson area	Prime	39.4	A-1	A-1	1	1	8.6	30.8				No	No	Merquim Water District	Mike Smith	Zoning Variance 04005 - Joe Lewis
MS04-027	E. side of Bert Crane Rd., 1280 ft. S. of Hwy 140, Atwater area	Prime	72.3	A-1	A-1	1	3	32.3	20	20			Central Merced - Zone A	No	Not in irrigation district, flood	FP&P	Maxwell Norton did not recommend splitting, because of Ranchettes
MS04-029	E. of Whitworth Rd., 4/5 mi N. of Husman Rd., Gustine area	Prime, Statewide Importance	60	A-1	A-1	1	2	20	20	20			No	Yes	Wells - Formerly CCID	BCA	Approved against staff recommendation for denial. Denied at PC because it does not meet Ag goals for General Plan (will have to get BS

FILE	RISK	RELATED FILES	APPROVED DATE	RULING DATE	RULING	SUP. LIST	RUL. BY	CEQA/EMPT	CONDITIONS	STAFF REC	SPLIT_REASON	APPLICANT USE	R/NEW OWN	2010 OWNERS	DATES SOLD	ACRES OLD	NEW WELL UNITS	EXISTING WELL UNITS
MS04-033	N/A		5/18/04	8/23/04	Apprvd	1	HO	15061	MID gate for irrigation, RTF	Approv	Family planning & ag-related financing	Row crops	0	N/A	3/4/2005; 8/25/2006	0	0	0
MS04-038	Orange		6/25/04	8/25/04	Apprvd	4	PC	15061	RTF	Deny	Residence/hop, Orchard	0	N/A	10/19/2005; 10/19/2005	0	0	1	
MS04-042	Yellow		7/14/04	10/12/04	Apprvd	5	PC		RTF	Approv	Possible split along zoning lines?	Existing fruit stand	2	Pinnacle Pointe LLC acq'd. 063 (40ac); Telegan Santa Nella LLC acq'd. 064 (261.25ac)	12/14/2004; 9/2/2005	341	0	
MS04-043	N/A		7/15/04	9/7/04	Apprvd	4	HO	15061		Approv	Retain homesite and create new single parcel	Row crops	1	J & R Farms A Partnership acq'd. 044 (71.07ac)	6/6/2005	71	0	1
MS04-045	Orange		7/23/04	10/12/04	Apprvd	1	HO	15061	RTF	Approv	Home site split & convey/combine	Row crops	0	N/A	11/19/2007; 12/11/2006; 12/11/2006	0	0	1
MS04-046	Orange		7/27/04	10/26/04	Apprvd	5	PC	15061	RTF	Deny	Long term financial consideration.	Cherry orchards and fallow.	0	N/A		0	0	1
MS04-047	Yellow		8/10/04	11/3/04	Apprvd	5	PC	15061	RTF	Approv	Financial flexibility and Ag redevelopment	Row Crops	0	N/A		0	0	0
MS04-050	Orange		8/23/04	11/1/04	Apprvd	3	HO	15061		Approv	Create a financial parcel to allow daughter and son-in-law to build a single family home.	Row crops	1	Presto Patrick A & Cardella-Presto Lisa acq'd. 065 (14c); Cardella David A & Jeanette L Trustees kept 066 (19ac)	2/4/2005; 1/26/2005	1	0	1
MS04-051	N/A		8/24/04	10/13/04	Apprvd	4	HO	15061	RTF		Silver of land near entrance being redrawn to parcel. Too many previous PLAs to permit	Residential	1	Jantz Jesse & Barbara acq'd. 057 (6.51ac); Gemperle Egg Packing Co kept 058 (523.99ac)	11/18/2009	7	0	1
MS04-052	Yellow		8/24/04	11/3/04	Apprvd	1	PC		RTF	Approv	Estate planning for future property distribution	Almond Orchard	1	Mendez Gilberto Frias acq'd. 082 (26.92ac); Jan Schmidt W kept 083 (26.92ac)	9/28/2007; 2/6/2007	27	0	1
MS04-054	N/A	ZV04-008	9/9/04	11/3/04	Apprvd	4		15061	RTF	None	Legalize parcels	Almonds	1	Ruiz Bertha acq'd. 032 (12.06ac)	3/11/2005	12	0	1
MS04-056	N/A		9/23/04	4/13/05	Apprvd	4	PC	15061	RTF	Approv	Planning purposes - remain in ag	Row Crops	0	N/A		0	0	1
MS04-060	Green	ZV04-010	10/15/04		Denied	4	BOS	15270		Deny	Better use, orchard needs to be replaced.	Orchard	1	Stacey Bare		16	0	1
MS04-061	Orange	ZV04-011	10/15/05	1/25/06	Apprvd	4	PC	15061	RTF	Deny	Golf Range on 1 parcel, and produce store on 3 acres	Golf Range	1	Lander Ave Turlock LLC acq'd. 047 (9.51ac); Warnke Eileen T acq'd. 048 (2.91ac)	7/29/2006; 3/29/2007	10	0	2
MS04-062	N/A		10/15/04	12/1/04	Apprvd	1	PC	15061	RTF	Approv	Family planning	Row crops	1	Placencia Ismael & Carmen acq'd. 073 (20ac) & 074 (20ac)	6/23/2006; 2/14/2006; 2/14/2006	40	0	1
MS04-063	N/A		10/15/04	12/13/04	Apprvd	1	PC	15061	RTF	Approv	Moving property line between parcels 1 & 2 so his residence will be on #1 which he plans on	Row crops	0	N/A	4/5/2006	0	0	1
MS04-066	Orange		10/29/04	11/16/05	Apprvd	5	PC	15061	RTF	Difficult	None given	Row crops	0	N/A		0	0	0
MS04-067	Orange		10/29/04	11/16/05	Apprvd	5	PC	15061	RTF	Difficult	Estate planning / family distribution	Row crops	0	N/A		0	0	0
MS04-069	Orange		11/15/04	4/12/05	Apprvd	1	BOS	15061		Deny		0	N/A	5/16/2005	0	0	0	
MS04-071	N/A	MS05-002	11/23/04	12/21/05	Apprvd	5	PC		Initial Study		Create 20 acre parcels for estate planning	Row crops	0	N/A	11/24/2008	0	0	1
MS04-074	N/A		12/15/04	2/23/05	Apprvd	5	?	15061	RTF	Approv	Almond plant expansion	Almond plant	0	N/A	4/1/2008	0	0	1
MS04-076	N/A		12/23/04	2/9/05	Apprvd	1	PC	15061	RTF	Approv	Family planning	Row crops	0	N/A	6/28/2007	0	0	1
MS04-077	Orange		12/27/04	2/23/05	Apprvd	5	PC	15061	RTF	Deny	Estate planning (intent for sale to J.B. Filippo & Sons)	Walnut orchard.	1	Sanfilippo John B & Son Inc. acq'd. 055 & 056 (28.67ac; 28.88ac)	12/29/2005	58	0	1
MS04-078	N/A		12/27/04	2/23/05	Apprvd	1	HO	15061	RTF, ROW	Approv	Property is jointly owned (N&M Montague, M&I Montague, E&N Silva) want to take individual title	1	Montague Norman W & Mary A Trustees kept 052 & 053 (162.18ac; 162.01ac); Silva Edward J & Nancy A Trustees acq'd. 054 (300.33ac)	5/23/2006; 5/23/2006; 4/16/2008	320	0	0	
MS05-001	Green		1/13/05	6/14/05	Denied	5	BOS	15270		Deny	None	Pasture	0	N/A		0	0	0
MS05-002	Orange		1/18/05	12/21/05	Apprvd	5	PC				Estate planning	Row crops	0	N/A	12/22/2009	0	0	0
MS05-004	Yellow		1/26/05	4/27/05	Apprvd	5	PC	15061	RTF	Approv	Family planning/estate planning	Row crops	1	Nickel Family LLC acq'd. 052-056(22.5ac; 20ac; 20ac; 20ac; 20ac);	12/16/2009	103	0	0
MS05-006	N/A		2/3/05	4/11/05	Apprvd	5	HO	15061	RTF	Approv	Family planning	Orchard, row crops	0	Silva Trinite M Trustee acq'd. 036 (50.45ac); Silva Manuel V Trustee kept 037 (50.45ac)	9/14/2006; 9/14/2006	0	0	2
MS05-007	N/A	PLA 05-015	2/3/05	5/23/05	Apprvd	5	PC	15061	RTF	Approv	Financial/Family	Row crops	1	Catrina Albert J & Roberta Sue Trustees kept 011 (53.3ac); Malovino Lewis W Trustee acq'd. 014 (40ac)	9/7/2006; 2/25/2009	40	0	0
MS05-008	Orange	MS05-010, MS 05-006	2/8/05	6/6/05	Apprvd	5	HO	15061	RTF	Approv	Home site for daughter	Row crops	1	Jones Stanley & Lana Sue acq'd. 013 (5ac); Catrina Albert J & Roberta Sue Trustees acq'd. 014 (46.15ac);	3/20/2007; 1/10/2007	5	0	2
MS05-009	Yellow		2/17/05	3/23/05	Apprvd	4	PC	15061	RTF	Difficult, small parcels.	Divide property	Orchard, vacant	2	Coeelho Michael & Judith kept 042 & 043 (19.75ac, 20ac); Machado Paul M acq'd. 044 (20ac); Romero Patrick R & Cynthia A acq'd. 045 (20ac)	8/18/2005; 8/18/2005; 11/9/2006	40	0	0
MS05-010	Green		2/23/05	6/28/05	Denied	5	PC	15061		Difficult	Separation of house & friends	Half horses, half almond trees.	0	N/A		0	0	1
MS05-012	Yellow		3/11/05	6/22/05	Apprvd	1	PC	15061	RTF	Approv	Possibly sale of portion and help in financing.	Almond Orchard	1	Double B Dairy A Partnership acq'd. 050-052 (21.5ac; 26.98ac; 26.98ac)	9/25/2007; 9/25/2007; 9/25/2007	76	0	0

FILE	LOCATION	SOIL	AC	ZONE	ADJ. ZONE	ORIG. M. PRCL	RECORD. UM_PCLS	P1	P2	P3	P4	P5	FLOOD ZN	WILL. ACT	WATER	ENGR	PUBLIC COMMENT	NOTES	
MS04-032																			
MS04-033	NW corner of Mariposa Way and Arbolea Drive	Grazing, Prime	68	A-1	A-1	1	2	35.05	33.24				Central Merced - Zone A	No	MID	BCA			
MS04-038	North side of W. Gertrude Ave, 1800 feet East of N. Winton Way	Prime	4.3	A-1	A-1, A-R	1	2	1	3.3				No	No	MID	Mike Smith	Owner cites past splits as justification	Approved against staff recommendation for 3 denial. Sub-20ac parcels below minimum zoning variance req'd.	
MS04-042	Corner of North side of W. Hwy 152 and East S. Hillsdale Ave.	Statewide Importance	301	A-1	A-1	1	2	40	261				No	San Luis Water District				Staff comments parcel size < than surrounding. Possibly breaking off HIC zoning.	
MS04-043	Corner of South side of W. Baumbauer Rd. and East side of South Jensen Rd.	Prime, Statewide Importance	34.3	A-1	A-1	2	1	71.1	1.2				No	No	CCID	Mike Smith		Actually combined to larger parcel.	
MS04-045	N. side of W. Atwater-Jordan Rd., .25 mi. from E. side of N. Washington Blvd.	Local Importance, Prime, Statewide Importance	78	A-1	A-1	1	3	1.73	19.58	27.95	28.44		No	Yes	MID	BCA		Sub-20ac parcels against GP goals.	
MS04-046	W. of N. Whitworth Rd., 4/5 mi N. of Husman Rd., Gustine	Prime	87.1	A-1	A-1	1	3	31.49	22.45	31.74			No	Yes	Well	BCA		Approved against staff rec. Denied 5-0 at 9/8/04 PC meeting. Approved on 10/26/04 with only 3 BOS present.	
MS04-047	S. Badger Flat Rd. & S. Henry Miller Rd.	Local Importance	90.2	A-1	A-1, A-2	2	7	22.3	22.5	22.6	22.8		No	No	Wells, CCID available	Thompson-Hysell	LB school district OPPOSES until an agreement w/ applicant for full mitigation.	Splits 90ac into 20's. Within LB city 6P designated area as Ag - not in urban growth line or service area	
MS04-050	N. side of W. Cardella Rd., .25mi E. side of N. Franklin Rd.	Prime, Statewide Importance	20	A-1	A-1	1	2	1	19				No	No	MID	FP&P		Financial parcel map waiver was sold. Paper parcel only. 005130032 is real parcel #.	
MS04-051	?	Prime, Statewide Importance		A-1	A-1	2	2						Yes	MID	BCA			Only a very small addition for road access to Batswick's property. Not a big deal. Properties originally created by PLA's, to finish property line	
MS04-052	E. side of S. Santa Fe Ave., 1325 ft W. of S. Clausen Rd., Le Grand	Prime, Unique	55	A-1	A-1	1	2	27.35	27.35				Central Merced - Zone A	No	Le Grand-Athlone Water District	GVE	Staff notes proposed parcels could be turned into "hobby farms" but believe this is	Duane Andrews: "no intent to build or sell homes on property - purpose is estate planning". Scott Porter (on Le Grand Rd., North No split, just legalizing parcel.	
MS04-054	Yard, and corner of N. Hwy 99, Winton	Other	150	A-1	A-1	1	1	12.1					No	No		BCA			
MS04-056	14826 W Bradbury Rd., Delhi. North of Bradbury, E of Sycamore St.	Statewide Importance	40	A-1	A-1	1	1	20	20				No	No	Well, TID available	GVE		Prior application and split CLIP 215, PD 961. Check Parcel Map PMS-46.	
MS04-060	S. side of W. Crane Ave., 665 feet from W. side of N. Tegner Rd., Hilmar	Statewide Importance	18	A-1	A-1	1	1	4.8	13.2				Merced River - Zone A	No	TID	BCA	PC Mtg 2/9/05. Kirsten Reinking, applicant, stated that she "is going to rent the	by BOS. Staff report: the variance will decrease the property's potential for agricultural production and use by further dividing it into	
MS04-061	E. of N. Lander & N. of W. Bradbury, Turlock	Statewide Importance	13	A-1	A-1	1	2	10	3				No	No	Well	Mike Smith		Sub 20 parcels, split against staff recommendation	
MS04-062	S. side of E. Roosevelt Rd., .25 mi East of S. Hwy 99, El Nido	Prime, Statewide Importance	42	A-1	A-1	1	2	20	20.98				No	No	El Nido Irr. District	SCA			
MS04-063	E. side of S. Morley Ave. & corner of S. side of E. Mission Ave.	Prime, Statewide Importance	88.41	A-1	A-1	2	5	21.2	21.2	21.2	24.3		Central Merced - Zone A	No	MID	BCA			
MS04-066	N. side of W. Eucalyptus Rd., 75 feet from W. side of S. Indiana Ave.	Prime, Statewide Importance	75	A-1	A-1	1	2	20	20	35			No	No	CCID	GVE		Approved against staff difficulty. Left 1 intervening parcel between MS04-067, to keep from being a Major Sub.	
MS04-067	E. side of S. Esther Ave. & 580 ft. from S. side of W. Eiva Rd.	Prime, Statewide Importance	40	A-1	A-1	1	2	20	20				No	No	CCID	GVE		Approved against staff difficulty. Left 1 intervening parcel between MS04-067, to keep from being a Major Sub.	
MS04-069	Cunningham Rd., 2,000 ft N. of Hainline Ave., Le Grand area	Grazing		A-1, A-2	A-1, A-2	1	1	20	79.3				No	None					
MS04-071	NE corner of Cotton Rd. & Center Ave., & SW corner of Cotton Rd. & Center Ave., Los Banos	Prime	111.8	A-1	A-1	1	1	22.35	22.35	22.35	22.35	22.95		No	No	CCID	Stoddard & Associates		No new parcels created.
MS04-074	E. side of S. Ortigalita Rd. & S. side of W. Charleston Rd.	Prime	78.9	A-1	A-1	2	3	20	20	38.85			No	No	San Luis Water District	Land surveyor, Robert C.			
MS04-076	South side of E. Mission Ave., .75 mi from corner of E. side of Plainsburg Rd.	Prime	142	A-1	A-1	1	3	20	20	101.9			Central Merced - Zone A	No	MID	BCA			
MS04-077	S. side of W. Cottonwood Rd. & W. side of S. Hwy 99, Gustine	Prime	57.8	A-1	A-1	1	2	28.8	29				No	Yes	CCID	FP&P	Alan & Shirley Santos - neighbors concerned about commercial venture.	Staff report: Any new single family residence is restricted within 1,000 ft. of existing animal confinement facility.	
MS04-078	Chamberlain and corner of Combs Rd., El Nido	Prime, Unique	970	A-1	A-1	1	3	323	161	162	324		Yes	No	Landtree Mutual Water Co.	CA Construction Surveying		Went to HO since all parcels are over 160 & being subdivided for separate ownership	
MS05-001	S. Ingomar Grade & W. Henry Miller Rd.	Grazing, Statewide Importance	86.1	A-1	A-1	1	1	26	20	20	20		No	No	None	Mike Smith			
MS05-002	N. side of W. Cotton Rd., E. Center Ave.	Prime	229	A-1	A-1	2	9	20	20	20	20	20	No	No	CCID	Bob Hart, Stoddard	Farm Bureau letter, LB Unified School District Letter, Ag Natural Resources Letter.	Should be Major Sub. Check this file carefully.	
MS05-004	N.E. corner of San Juan Rd. & Hwy 152, Dos Palos	Prime, Statewide Importance	105.22	A-1	A-1	1	5	25.22	20	20	20	20	No	No	San Luis Canal Co.	GVE	GVE, Robin Pinto - concern for new homes, MCFB - asked for denial due to parcelization of	Avg. parcel size 40.23 though 1000/1450 acres is 40 or greater. Staff recommended (B) 35 acre parcels.	
MS05-006	E. of Canyon Rd., S. of Pioneer Rd.	Prime	102.7	A-1	A-1	1	2	51.3	51.4				No		Well	BCA		No minutes.	
MS05-007	W. side of Wilks Rd., S. side of Catrina St., Dos Palos area	Prime	96.64	A-1	A-1	3	3	54.64	42				San Joaquin River	No	CCID	BCA			
MS05-008	W. Catrina St. & Indiana Rd, Dos Palos area	Prime	53.17	A-1	A-1	1	1	48.17	5				San Joaquin River	No	CCID	BCA		Financial Parcel Map Waiver	
MS05-009	E. side of N. Van Cleef Rd., S. side of W. Westside Blvd.	Prime, Statewide Importance	80.66	A-1	A-1	1	4	20.66	20	20	20		No	No	MID	BCA		Approved against staff recommendation.	
MS05-010	.25 mi S. side of Cottonwood Rd., 1 mi. from W. side of Whitworth Rd.	Unique	40	A-1	A-1	1	1	20	20				No	No	CCID	Stephen Anderson	Joe Silva opposed. Worried about dust/traffic.	Staff: Going into Williamson act would not constitute satisfactory mitigation.	
MS05-012	N.W. Worden Ave. & S. Athlone Rd., Le Grand area	Prime	79	A-1	A-1	1	3	23	28	28			Central Merced - Zone A	No	MID	GVE	Farm Bureau opposed: water issues		

FILE	RISK	RELATED FILES	APPUED DATE	RULING DATE	RULING	SUP. BY	RUL. BY	CBQA/EMPT	CONDITIONS	STAFF_REC	SPLIT_REASON	APPLICANT USE	#NEW_OWN	2010_OWNERS	DATES_SOLD	ACRE_SOLD	NEW_D_WELL_U	EXISTG_D_WELL_U
MS05-013	Orange		3/11/05	5/23/05	Apprvd	1	HO	15061	RTF	Approv	To divide homestead from 40 acres & combine w/ adjoining 40 acre parcel	Almonds	1	Hadley Martin M & Constance M Trustees acq'd. 053 (19.82ac); Sperling Judith A James C Trustees acq'd. 054 (19.82ac)	11/4/2005; 3/9/2009	20	0	4
MS05-016	N/A		3/16/05	8/23/05	Apprvd	4	BOS	15061		Deny		Open ag land	1	Acedo David & Shirley acq'd. 040 (18.49ac); Ahlem William R Jr & Carolyn Scott kept 041 (19.47ac)	3/31/2006; 12/30/2005	18	0	
MS05-019	N/A		3/17/05	5/23/05	Apprvd	4	HO	15061	RTF	Approv	Divide family interest	Orchard, row crops	0	N/A	6/13/2006	0	0	2
MS05-020	Yellow		3/21/05	6/12/05	Apprvd	5	PC	15061	RTF	Difficult	Estate planning	Orchard	2	Iyer Pattabiraman Balam & Sharon Wallace acq'd. 078 (19.52ac); Nojabs Michael & Reyhaneh acq'd. 079 (31.47ac)	7/26/2006; 1/30/2006	51	0	0
MS05-021	N/A		3/22/05	10/4/05	Apprvd	1	BOS	Mit Neg Dec		None	Farm, Financial, and Family planning	Fish Farm/ Dry Cropland	0	N/A	8/17/2007	0	0	1
MS05-023	Orange		3/30/05	6/12/05	Apprvd	4	PC	15061	ROW, RTF	Approv	Estate planning purposes (originally C&C)	Almonds	0	Narita Haruko Trustee acq'd. 076 & 077 (2.19ac; 37.21ac)	10/18/2006	0	0	1
MS05-024	N/A		4/5/05		Apprvd	1					Divide 40 acres	Pasture, residence, row crops	2	Brigham Investments LLC acq'd. 032 (19.78ac); Brigham John acq'd. 033 (19.78ac)	5/22/2007	40	0	1
MS05-026	Yellow		4/15/05		Apprvd	2	HO	15061		Difficult	Sale	Open pasture	0	Diane Bartlett	4/18/2008; 4/18/2008	0	0	1
MS05-028	Yellow		5/4/05	6/22/05	Apprvd	5	PC	15061	RTF	Approv	Divide along field break, financial planning	Row crops	0	N/A	1/10/2007; 1/10/2007	0	0	0
MS05-029	N/A		5/4/05	12/8/05	Apprvd	1	PC	15061	RTF	None	To sell to family members	Row crops	0	N/A	1/23/2009	0	0	0
MS05-030	Red		5/12/05	7/22/05	Apprvd	5	PC	15061						N/A				
MS05-031	N/A	MS04-045	5/23/05	7/13/05	Apprvd	5	PC	15061	RTF	Difficult	Financial planning	Almonds, peaches	0	N/A	1/9/2007	0	0	0
MS05-032	Red		7/25/05	7/27/05	Apprvd	5	PC	15061						N/A				
MS05-033	Orange		5/25/05	9/11/05	Apprvd	4	HO		RTF	Approv	Divide homestead from 20 acres, combine remainder with adjoining parcel	Corn	1	Jansen Alan Wayne & Kathleen M kept 031 (1.85ac); Soares Jose & Teresa Trustees acq'd. 032 (36ac)	11/7/2005; 9/23/2006	36	0	2
MS05-037	N/A		6/10/05	7/25/05	Apprvd	4	BOS	Mit Neg Dec		None	Create Apilary farm	Grazing	2	Robison Jim O & Ruth L acq'd. 012 (20ac); Price Maxine acq'd. 044 & 045 (120.45ac; 188.26ac)	9/5/2007; 10/16/2006; 10/16/2008	329	0	1
MS05-038	Orange	PLA 284, CC96-006	6/16/05	12/7/05	Apprvd	4	PC	15061	RTF, no more houses	Difficult	2 parcels for family members	Ag orchard with old, vacant labor	2	Rai Kuvinder K acq'd. 007 (23.79ac); Rai Kuvinder Singh & Gurdev K acq'd. 008 (20.28ac)	7/23/2009; 9/8/2006	44	0	9
MS05-039	N/A		5/24/05	6/12/06	Apprvd	5	HO	15061		Approv	To divide out composting site	Row crops	0	N/A		0	0	0
MS05-041	Green		7/7/05	9/12/05	Apprvd	4	HO	15061		None	Finance major home improvements	Almonds	0	N/A	10/3/2005	0	0	1
MS05-042	Green		7/7/05	8/12/05	Apprvd	4	HO	15061	RTF	Approv	Finance building of single residence on 2 acres	Alfalfa	0	N/A		0	0	0
MS05-046	Orange	MS06-010, MS05-008	7/25/05	9/14/05	Apprvd	5	PC	15061		Approv	Financial parcel for daughter	Row crops	1	Jones Stanley & Lana Sue acq'd. 013 (5ac); Catrina Albert J & Roberta Sue Trustees acq'd. 014 (46.15ac)	3/20/2007; 1/10/2007	5	0	2
MS05-048	Orange		8/10/05	9/26/05	Apprvd	4	PC	15061	RTF	Approv	Home site, convey & combine to self	Almond Orchard	1	Batlin Jesse L & Bernice G kept 071 (4.44ac); Rice Justin Brent & Shwlool Halina Maria acq'd. 072 (34.16ac)	8/31/2007; 4/30/2008	34	0	1
MS05-050	Orange		8/12/05	9/26/05	Apprvd	4	HO	15061		Approv	Financial parcel	Row crops	2	Pariscot Carolyn K & Michael A kept 044 (43.07ac); Reyes Robert & Cynthia acq'd. 044 (1ac); Cook Julie Ann & Esten Robert acq'd. 046 (1ac)	7/7/2006; 12/5/2006; 7/18/2006	2	0	2
MS05-052	N/A		8/18/05	11/16/05	Apprvd	3	PC	15061	Driveway Easement, Right to aviate, RTF	None, formerly (4) 20a	To re-establish old conforming subdivision lots	Row Crops	0	Hagerman Mae Ana Trustee acq'd. 083, 084, 085, 086 (18.54ac, 19.55ac, 19.55ac, 19.54ac)	1/8/2007	0	0	1
MS05-053	N/A	GPA05-007 zone change	8/19/05	10/26/05	Apprvd	3	BOS	15315		Approv	Make 2 home sites	Vacant, drainage basin	3	Crain David L & Diane L acq'd. 030 (1.03ac); Vang Koungia acq'd. 031 (1.21ac); County of Merced acq'd. 032 (1.43ac)	3/06/2008; 10/30/2008; 5/7/2009	4	0	0
MS05-054	N/A		8/23/05	11/14/06	Apprvd	1	HO	15061	RTF	Approv	To divide extremely large acreages	Rangeland	0	Grissom Family Land & Cattle LP acq'd. 013 (957.91ac)	1/15/2010	0	0	3
MS05-055	Yellow		9/1/05	11/16/05	Apprvd	1	PC	15061	RTF	Difficult	Family and financial planning	Row Crops, Hay	0	Double G Farms LP acq'd. 009-011, 013-017 (40ac each); Giampaoli Gary D & Julie S Trustees kept 012 (23.61ac)	5/15/2007	0	0	1
MS05-057	Red		9/1/05	12/7/05	Apprvd	5	PC	15061						N/A				
MS05-059	Orange	MS33846, CUP 3509, MCP 8131	9/8/05	12/7/05	Apprvd	1	PC	15061		Approv	None	Row crops, trucking storage	1	VGLE kept 059 (50.39ac); Bear Creek Ranch acq'd. 060-066 (35ac, 35ac, 35ac, 35ac, 35ac, 33.99ac)	12/5/2006; 8/22/2008	209	0	1
MS05-060	Orange	MS07-017	9/8/05	9/13/05	Apprvd	1	PC	15061	RTF	Approv	Family Planning	Row Crops	1	Crider Mary Joy acq'd. 017 & 018 (19.62ac, 18.42ac) and recombined them to 020 (33.04ac)	9/19/2007	33	0	1
MS05-061	Yellow		9/9/05	11/16/05	Apprvd	1	PC	15061	RTF	Difficult, 3 parcels legal	Family & Financial Planning	Orchard	1	Alkema Robert Ralph & Anna Marie Trustees acq'd. 047 & 048 (19.36ac, 18.17ac)	1/04/2010	38	0	4
MS05-062	Orange		9/9/05	1/11/06	Apprvd	4	PC	15061	Irrigation Easement	Approv, with conditions	Divide off 16 acres to finance an existing chicken ranch facility	Row crops, chicken ranch	1	Yakbar Rajinder S & Anand S acq'd. 039 (20ac); Bailey Robert W & Randy S kept 040 (15.75ac)	6/26/2006; 5/24/2006	20	0	1
MS05-067	Orange		10/7/05	5/2/06	Apprvd	3	BOS	15061	RTF, Irr. Easement	Approv	To create 4 new parcels (30 acres into (4) 20 acres for ag use to allow flexibility in crop financing		0	Cottone Frank I & Marsha L Trustees acq'd. 059-062 (25ac; 25.2ac; 19.25ac; 19.24ac)	7/31/2007	0	0	2
MS05-070	N/A		10/25/05	12/21/05	Apprvd	4	PC	15061	RTF, TID easement	Approv	To split into (2) 20's	Ag	0	N/A	4/17/2007	0	0	1
MS05-072	N/A	MM05-023	11/4/05	3/20/06	Apprvd	4	HO	15061		Approv	Match use	Dairy, open	0	N/A		0	0	
MS05-074	Orange		11/7/05	2/7/06	Apprvd	1	PC	15061	RTF	Deny	To allow sale of 1 parcel	Crops	0	N/A	7/10/2006	0	0	1
MS05-075	Orange	ZV05-003	11/14/05	12/19/05	Apprvd	1	PC	Mit Neg Dec	RTF	Deny	Have some privileges as landowner of property	open land, almond orchard	3	Atkins Sharon acq'd. 016 (1.3ac); Whitfield Robert D & Fernanda M acq'd. 017 (1.31ac); Cordoza Michelle & Justin acq'd. 018 (1.31ac); Eeberg Clarence & Colleen kept 019 & 020 (1.31ac; 2.28ac)	6/16/2006; 5/7/2006; 8/25/2006	4	0	0

FILE	LOCATION	SOIL	AC	ZONE	ADJ. ZONE	ORIG. NUM. PARCELS	RECORD NUM. PARCELS	P1	P2	P3	P4	P5	FLOOD ZONE	WILL ACT	WATER	ENGR	PUBLIC COMMENT	NOTES	
MS05-013	N. side of E. Gillette Rd. & E. side of S. Simons Rd.	Prime	80	A-1	A-1	1	2	20	20				Central Merced - Zone A	Yes	Private Well and Septic	GVE		SPLIT NOT DONE AS SHOWN. (2) 20's instead of comb. & separating home site.	
MS05-016	Corner of West side of N. Mitchell Rd. and North side of W. Williams Ave.	Local Importance, Statewide Importance	40	A-1	A-1	1	2	20	20					Yes	TID, new irrigation channel	Northstar	Maxwell Norton letter advises decline		
MS05-019	SW South Ave, SW of N. Ballico Ave	Prime, Statewide Importance, Unique	279	A-1	A-1	1	2	89	104	86			Merced River - Zone A	No	Private wells	BCA			
MS05-020	Whitworth and Banker Rd., Gustine	Prime	51	A-1	A-1	1	2	20	31				No	Yes	CCID	FP&P	Mr. Silva protested this application/MCFB premature parcelization - update GP		
MS05-021	N. side of Childs Ave, 750 ft E. of Barchell Ave., Planada area	Local Importance	157	A-1	A-1	3	1	20	20	20	20	40		No	MID	BCA			
MS05-023	Harding Rd at Cortez and Santa Fe, Turlock	Prime, Statewide Importance	40	A-1	A-1	1	2	2	37				No	No	Wells	FP&P	Farm Bureau: premature parcelization / water supply	Sub-20ac parcel created: 076 (2.19ac)	
MS05-024	E. side of S. Bert Crane Rd., 2 miles from S. side of W. Hwy 140	Prime, Statewide Importance	40	A-1	A-1	1	2	20	20				Central Merced - Zone A	No	Well	BCA			
MS05-026	E. side of N. G' St., 650 ft. from N. side of Botterdam	Local Importance	109.68	A-1	A-1	1	2	40	69.68				No	No	MID	Gregory Land Surveying	City of Merced has no objection, but notes inconsistency with long term		
MS05-028	W. side of S. Box Car Rd., 2000 feet N. of Hwy 152	Prime	87.3	A-1	A-1	1	2	63.22	23.3				No	Yes	San Luis Canal Co.	BCA	Farm Bureau: inconsistency w/ General Plan		
MS05-029	W. side of S. Road 11, 5 mi. N. side of E. Ave 26	Prime, Statewide Importance, Unique	196	A-1	A-1	1	5	38.3	38.3	38.3	38.3	42.3	No	No	Chowchilla Water District	BCA			
MS05-030																			
MS05-031	S. side of Romero Rd., E. Hwy 5, Gustine Area	Prime	52	A-1	A-1	1	2	26.41	26.11				No	No	Del Porto Water District	BCA			
MS05-032																			
MS05-033	S. side of W. Bell St.; W. side of N. St. Stanisberg Rd., Antelope	Prime	60	A-1	A-1	1	2	1.85	36				No			GVE	See HO minutes	Sub-20ac parcel created.	
MS05-037	W. side of Fields Rd., 500 ft. S. of Oben Rd., Snelling area	Grazing, Local Importance		A-2	A-2	1	3	20	308				No	No	Well	FP&P		Deed restriction limits future divisions to no less than 160 acres	
MS05-038	E. side of N. Newport Rd., 25 mi N. of W. Lombardy, Ballico	Prime, Statewide Importance	44	A-1	A-1	1	2	23.4	20.6				No	No	EID	Mike Smith		Approved against staff "difficulty"	
MS05-039	W. side of Harmon Rd., 1.5 mi. N. of Hwy 152, Dos Palos	Prime	420	A-1	A-1	1	2	385	35				Merced River - Zone A	Yes	Private well system	RL Schafer & Associates			
MS05-041	W. Vinewood & N. Washington, Himar	Prime, Statewide Importance		A-1	A-1	1	2	29.8	1.21				Merced River - Zone A	Yes	Merced River private well	GVE		Financing parcel map waiver.	
MS05-042	E. of S. Jensen Rd., 2060' S. of W. Barbater Rd.	Statewide Importance	20	A-1	A-1	1	1	18	2				No	No	CCD	FP&P		Financing parcel map waiver.	
MS05-046	W. Catrina St & S. Infesana Rd., Dos Palos	Prime	52	A-1	A-1	1	2	5	46				San Joaquin River	No	San Luis Water District	BCA		Sub-20ac parcel created. Split first then to have a C&C to end up with 1 large parcel and 1 small one for the home.	
MS05-048	N. side of W. White Crane Rd. and corner of W. Side of N. Dwight Way	Statewide Importance	89.8	A-1	A-1	1	2	4.44	35.36				No	No	MID	BCA		Sub-70ac parcel created.	
MS05-050	W. side of N. Bert Crane Rd., 135' N. of W. Hwy 140.	Prime	46.34	A-1	A-1	1	3	43.1	1	2			No	No	MID	BCA		(2) 1 acre financial parcels - SOLD	
MS05-052	Tahoe at Thornton	Local Importance	77.6	A-1	A-1	1	4	20	20	20	20		No	No	Wells	GVE			
MS05-053	E. side of Franklin Rd., 200 ft. N. of W. Dan Ward	Local Importance	3.7	A-1	A-R	1	3	1.03	1.21	1.41				No			GVE		Changed A-1 to A-R. County sold to Hostetter, originally for a fire station. County still retains 1.4 acre drainage basin. See Zoning Variance for
MS05-054	Ventura & Bert Crane, Atwater area	Grazing, Local Importance, Other, Prime, Statewide	5663	A-1, A-2	A-1, A-2	1	1	1305.5	2519	1339			Central Merced - Zone A	Yes	MID	GVE			
MS05-055	11121 E. Buchanan Hollow, Le Grand	Prime, Unique	351	A-1	A-1, A-2	1	9	40	40	40	23.03	41.62	Zone A	No	Wells	GVE	No minutes.	Staff report had concerns re: avg. parcel size. Staff note: "Why not a major subdivisions w/ so many parcels?"	
MS05-057																			
MS05-059	E. side of N. Arboleda Dr. and corner N. side of E. Childs Ave.	Other, Prime	255.6	A-1	A-1	1	8	51.13	35	35	35	35	No	No	MID	GVE		Staff note: "Why is this a MINOR subdivision?"	
MS05-060	E. Buchanan & Hollow, Plainsburg	Statewide Importance	88	A-1	A-1	1	1	20.8	20.8				Central Merced - Zone A	No	Le Grand - Athlone	David Heinrichs		Split 40 into 20's - recombined & Sac parcel created	
MS05-061	N. of E. LeGrand Rd. & 1350 ft. W. of S. Plainsburg	Unique	77	A-1	A-1	1	2	20	20	20	20		Yes	Yes	Deep well	BCA		Split against staff recommendation.	
MS05-062	S. side of W. Westside Blvd., 1350 ft West of North Weir Ave., Livingston	Other, Statewide Importance	34.96	A-1	A-1	1	2	23.13	15.83				No	No	MID	GVE		Sub-20ac parcel against general plan.	
MS05-067	N. side of W. Hwy 140 & 1350 ft. from W. side of N. Franklin Rd.	Prime, Statewide Importance	88.7	A-1	A-1	3	4	20	20	26.42	26.42		Central Merced - Zone A	No	MID	GVE	Gene Berrera stated division to sell/develop. Luis Bandoni asked why property is already	More public comments: Luis Bandoni, Les McCabe, MAC, Jean Olney, McSwain Municipal Advisory Council recommended denial. Richard	
MS05-070	N. side of W. Short Ave. and corner of West side of N. Tegner Rd., Himar	Statewide Importance	38.2	A-1	A-1	1	3	19.56	18.66				No	No	TID	GVE			
MS05-072		Grazing, Local Importance, Other, Prime, Statewide	1708	A-2	A-2	7	0	391.83	556.04	167.24	168.49	161.66		Yes			GVE		
MS05-074	S.E. corner of W. Sandy Mush Rd. & S. Lene Tree Rd.	Prime, Statewide Importance	78.5	A-1	A-1	1	2	38.34	37.29				Merced River - Zone A	Yes	Private well & Septic Stormwater	GVE		77 of 12 (59%) existing surrounding parcels over 80 acres. 13% between 0-40 acres.	
MS05-075	NW corner of Arboleda Dr. and McHenry Rd	Prime	8	A-1	A-1	1	5	1.35	1.35	1.35	1.35	2.6	Central Merced - Zone A	No		Joe Ovat	Eisberg says he recently purchased property	Several Sub-20 parcels created/SOLD. Mit Neg. Dec not in file. See letter from Dept. Water resources.	

FILE	RISK	RELATED FILES	APPLIED DATE	RULING DATE	RULING	SUP. LIST	RUC BY	CEQA EXEMPT	CONDITIONS	STAFF_REC	SPLIT_REASON	APPLICANT USE	RENEW OWN	2010_OWNERS	DATES SOLD	ACRES OLD	NEW WELL UNITS	EXISTING WELL UNITS
MS05-076	Green	ZV05-004	11/14/05	3/22/06	Denied	4	PC	15061	RTF	None	To sell other parcel	Homesite	0	N/A		0	0	1
MS05-077	Orange		11/18/05	1/25/06	Approved	4	PC	15061	RTF, ROW	Deny	Family Planning	Almonds	1	Split amongst family then Braulio P & Maria R Medina acq'd. 011 (26.86ac); Silvestre & Angela Espinosa acq'd. 022 (26.87ac)	10/23/2007; 12/22/2008	27	0	0
MS05-078	N/A		11/29/05	2/8/06	Approved	3	HO	15061		Approve	Build houses for family	Row crops, pasture	1	Kingston Cody & Kristi acq'd. 086 (19.55ac); Silva Faustino & Kathy kept 087 (23.6ac); Placenta Nadine K acq'd. 088 (39.09ac)	7/12/2006; 7/12/2006; 8/15/2006	59	0	2
MS05-079	Yellow		11/29/05	4/12/06	Approved	4	PC	15061	RTF	Approve	For family planning	Ag - unspecified	0	Dana Eugene A & Mary E Trustees acq'd. 018-021 (20ac, 21.58ac, 21.58ac, 25.06ac)	3/27/2007	0	0	2
MS05-081	Orange		12/12/05	2/21/06	Approved	4	HO	15061	RTF	Approve	Convey & Combine to Self	Buildings & almonds	0	N/A		0	0	1
MS05-082	Yellow		12/21/05	2/22/06	Approved	1	PC	15061	RTF, Ag Base weather access to	Difficult	Real estate planning purposes	Almond Orchard/Row Crops	0	N/A		0	0	1
MS06-001	Yellow		1/4/06	5/31/06	Approved	1	HO	15315		None	Family purposes only - future annex into city for future development.	Grazing, wetlands, pools, crops	0	N/A		0	0	0
MS06-006	Orange		1/20/06	3/20/06	Approved	4	HO	15061	RTF	Approve	Divide off 2.19 from an existing 20 acre parcel, C&C remaining 17.81 with adjacent 20 acres	Almonds	0	N/A		0	0	1
MS06-009	N/A	MS04-046 C&C'd 76.73a	1/30/06	3/22/06	Approved	1	PC	15061	RTF	Approve	Business planning	Row crops	0	N/A		0	0	2
MS06-010	Orange	MS05-046; MS05-008	1/2/06	4/24/06	Approved	5	HO	15061	RTF	None	Convey & combine to self	Row crops	1	Jones Stanley & Lana Sue acq'd. 013 (5ac); Catrina Albert J & Roberta Sue Trustees acq'd. 014 (48.15ac)		5	0	2
MS06-015	Yellow		3/9/06	7/11/06	Approved	4	PC	15061			Divide 50 acre parcel into 2 parcels	Orchard	1	Uhrhammer Properties A Partnership acq'd. 052 & 053 (18.89ac; 30.5ac)	3/2/2007; 3/2/2007	49	0	1
MS06-016	Orange		3/15/06	6/26/06	Approved	4	HO	15061	RTF	Approve	Convey & Combine to Self	Row crops	2	Alvarado Jesus Rojas acq'd. 015 (1.07ac); Wickstrom Vernon D & Mary A acq'd. 016 (18.23ac)	5/15/2007; 1/10/2007	19	0	1
MS06-019	Green		4/17/06	7/10/06	Approved	5	PC	15061		Approve	Parcel map waiver, build new home	Row crops	0	N/A		0	0	1
MS06-020	Green		4/18/06	6/26/06	Approved	5	PC	15061		Approve	Financing a single family residence on property located on East side	Row crops	0	N/A		0	0	1
MS06-021	Yellow		4/24/06	10/13/06	Approved	1	PC	15061	RTF	Difficult	Family planning, estate plan	Row crops	0	N/A		0	0	1
MS06-022	Yellow	PLA05-055 (withdrawn) 4/24/06	4/25/06	10/13/06	Approved	1	PC	15061	RTF	Difficult	Family planning, estate plan	Row crops	0	Bliss-Analia Molly acq'd. 075 (20ac); Bliss Michael Trustee acq'd. 076 (132.4ac)	1/29/2009; 1/29/2009	0	0	1
MS06-024	Green		5/12/06	8/17/06	Approved	4	HO	15061		Approve	1 acre financing parcel for new homesite	Row crops, hay	0	N/A		0	0	1
MS06-025	Orange		5/15/06	8/23/06	Approved	4	PC	15061		Deny	Financial planning purposes	Orchard	2	Espinola Manuel G & Teresina B Trustees acq'd. 048 (20ac); Dehmel Suzanne Ellen Solvin Trustee acq'd. 049-051 (20ac; 17.41ac; 20ac)	7/10/2008; 1/5/2008; 1/5/2008	77	0	1
MS06-026	N/A		5/23/06	7/24/06	Approved	5	HO	15061	RTF	Approve	To create 2 parcels, one for each brother	Duck club	0	N/A		0	0	14
MS06-028	N/A		6/2/06	8/23/06	Approved	5	PC	15061	Irrigation easement, RTF	Approve	Split for 20 acre homesite	Alfalfa	0	N/A		0	0	0
MS06-030	Green	CUP2891; PLA98(PM 45-18)	6/13/06	8/21/06	Approved	1	HO	15061		Approve	To create a 1 acre financing parcel	Walnuts, fruit trees, vacant	0	N/A		0	0	2
MS06-033	Orange	MS06-034 concurrent	7/12/06	9/13/06	Approved	4	PC	15061	RTF	Approve	1st of 2 steps to create a legal 3.6 acre parcel through a C&C to self with MS06-034	Almond	0	N/A		0	0	1
MS06-034	Yellow		7/12/06	12/4/06	Approved	4	HO	15061	RTF	Approve	Hold 3.6 acres, C&C 16.4 to adjacent parcel of same owner	Farming	0	N/A		0	0	1
MS06-035	Orange		7/17/06	10/10/06	Approved	3	BOS	15061		None	Annex to city, financing purposes	Almonds	1	Sietsema Allen G Sr, Trustees acquired 044 (25.5ac)	8/19/2003	26	0	0
MS06-036	Yellow		7/24/06	3/28/07	Approved	1	PC	15061	RTF	Difficult	Estate planning of financing	Row crops	0	N/A		0	0	1
MS06-039	N/A		7/28/06	2/14/07	Approved	4	HO	15061	RTF	Difficult, staff concerned	Splitting off the dairy, divide bottom 'farm ground' from upper land w/ 1 house	Row crops, dairy, vineyard	0	Meadow-Parkview LP c/o Henry J & Adrienne M Te Velde acq'd. 023 (175.82ac); Te Velde Henry J & Adrienne M Trustees acq'd. 024 (29.06ac)	4/2/2009	176	0	1
MS06-041	N/A	MS07-008, 013, 014	8/8/06	11/22/07	Approved	5	PC	15315	Separate H2O meters	Difficult, small parcels	Financial planning along existing fields	Cherries, almonds, walnuts	0	N/A		0	0	0
MS06-043	N/A		8/18/06	2/14/07	Approved	1	PC	15061	RTF		Divide 182.4 acres into 4 parcels and remainder	Existing nursery, residences	1	Kamangar Artikos kept 039-042 (18.53ac; 19.23ac; 19.23ac; 66.69); Tavares Henry A & Margaret A acq'd. 043 (60ac)	8/6/2009; 1/27/2010	60	0	4
MS06-045	Yellow		8/23/06	3/14/07	Approved	5	HO	15061	RTF	Approve	Authorize new M.S. expansion of existing M.S.	Row crops	0	N/A		0	0	0
MS06-047	N/A	ZV06-010	8/25/06	1/24/07	Approved	4	PC	15315	RTF	Approve	To authorize/validate an illegally split parcel with no authenticating deed	Home & horse stall barn	0	N/A		0	0	0
MS06-051	Orange		9/11/06	11/15/06	Approved	4	PC	15061	RTF, ROW	Deny, zone variance	Better land use		0	N/A		0	0	0
MS06-053	N/A		9/12/06	12/4/06	Approved	5	BOS	15061	RTF	Approve	Estate planning	Row crops	0	N/A		0	0	1
MS06-054	Orange	MS03-084	9/12/06	12/2/06	Approved	1		15061		Approve	Light industrial development	Sweet Potatoes	1	Michele John T & Melissa A Trustees c/o Lomarey Inc acq'd. 035 (10.06ac)	7/29/2008	10	0	0
MS06-055	Green		9/13/06	12/6/06	Approved	5		15061	RTF	Approve	Parcel map waiver all 11 parcels larger than 160 acres	Range land	0	N/A		0	0	0
MS06-056	N/A	ZC99007, MS00004	9/27/06	1/8/07	Approved	4	HO	15061	RTF	Approve	Divide bluff & lake from farm land	Row crops, orchards, lake, river	1	Te Velde Henry J & Adrienne M Trustees kept 035 (57.67ac); Gravelstone Ranch acq'd. 036 (102.33ac)		102	0	0

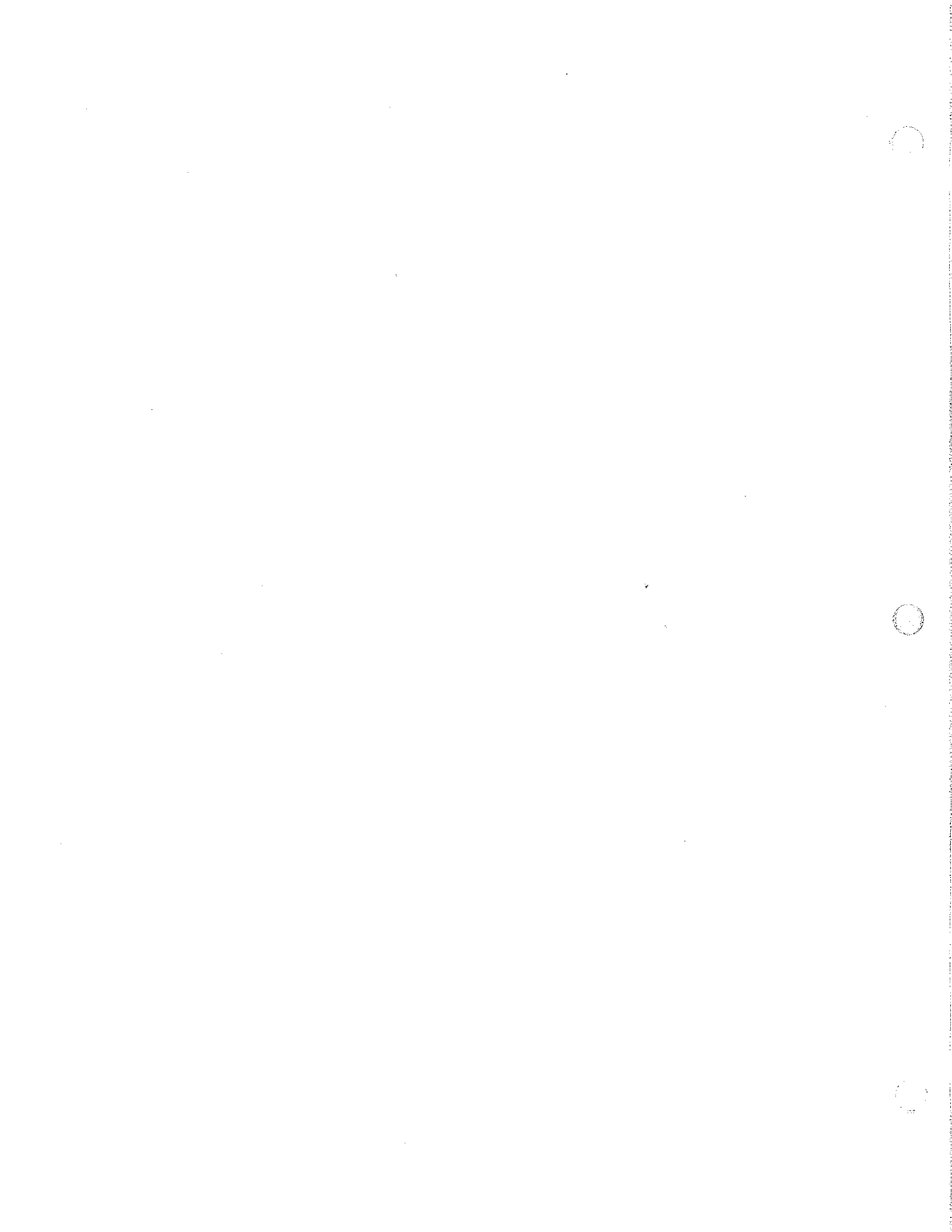
FILE	LOCATION	SOIL	AC	ZONE	ADJ. ZONE	ORIG. M. PLOTS	RECORD. UN. PLOTS	P1	P2	P3	P4	P5	FLOOD_ZN	WELL ACT	WATER	ENGR	PUBLIC_COMMENT	NOTES
MS05-076	W. Livingston-Cressley Rd. & W. Eucalyptus, Livingston	Local Importance, Other, Statewide Importance	7.8	A-1	A-1	1	1	1.54	6.26				Merced River - Zone A	No	None	Mike Smith		Denied by PC. Analysis on variance hardship; original purpose is not to divide and sell for alternate homestead.
MS05-077	W. South Ave. at N. Pepper, Ballico	Statewide Importance	53.06	A-1	A-1	1	2	26.53	26.53				No	Yes	Wells, TID available	BCA		Approved against staff denial
MS05-078	N. side of Wardrobe Ave. and E. of Gurr Rd., Merced	Prime, Statewide Importance	100.62	A-1	A-1	2	3	40.28	20.12	40.22			Yes	No	MID	BCA		Sold to new owners. Within Airport compatibility zone
MS05-079	Southeast of Canal School Rd. and Preston Rd.	Prime, Statewide Importance	89	A-1	A-1	1	4	22.8	22.8	23	20		No	No	CCID	FP&P	Negative comment letter: Marylou Lilemoen, 28391 Preston Rd., Newman Ca.	Staff concerns that 20 acre parcel cannot sustain productive Ag.
MS05-081	S. side of W. Rose Ave., 1950 feet from W. side of N. Cressley Way	Other, Prime	36.7	A-1	A-2	1	2	36.7	2.5				No	No		Kevin Bronson, Draftsman		
MS05-082	W. side of S. Vista Ave., 1 mile South of E. Cross Rd.	Prime, Unique	220.4	A-1	A-1	1	2	20	200.4				No	No	Wells, Chowchilla Water District	FP&P		Approved against staff "difficulty".
MS06-001	745 W. Bellevue Rd., Merced. West side of future R.S. (E of Hwy 99) extension and South side of Bellevue.	Grazing, Local Importance	128.13	A-1	A-1	1	4	45.02	45.02	38.09			Zone X	No	Outside MID	Mid Valley	None	Applicant is developer, but Reiner says "for family purposes only". Project Summary: "will remain in production for several years in future"
MS06-006	N. side of W. Harding Rd., 1350 ft from corner, E. side of Cortez Ave., Turlock	Prime, Statewide Importance	20	A-1	A-1	1	2	17.21	2.19				No	No		FP&P		Sub-20ac parcel created.
MS06-009	Washing Blvd. & Atwater Jordan Rd., Livingston area	Prime	76.73	A-1	A-1	1	3	19.58	27.95	28.44			No	Yes	MID	BCA		Many prior apps. No new homes but unnecessarily reduced lot size of ag land.
MS06-010	W. Catrina St. & S. Indiana Rd.	Prime	26	A-1	A-1	1	2	5	46				San Joaquin River	No	Santa Rita Water District	BCA		Sub-20ac parcel created. MS06-046 now split 2.5 & combine 25+23.5+49.5
MS06-015	SW corner of El Capitan	Statewide Importance	50.5	A-1	A-1	1	2	20	30.5				Merced River - Zone A	No	TID	BCA	Farm Bureau	Appealed
MS06-016	5895 N. Lander, Hillmar	Statewide Importance	39.4	A-1	A-1	1	2	1.15	38.25				No	Yes	TID	BCA		Sub-20ac parcel created. C&C to sell in ag preserves. "Ranchettes" mentioned in staff report, but "in case of present application, plan"
MS06-019	N. side of W. Pioneer Rd., 1400 ft. from E. side of S. Volta rd.	Other, Prime	51.2	A-1	A-1	1	2	1.21	50				No	No	CCID	BCA		Financial Parcel Map Waiver
MS06-020	E. side of S. Willis Rd., 700 ft. from N. side of W. Catrina St., Dos Palos	Prime	97.3	A-1	A-1	1	2	89.6	2.21				San Joaquin River	Yes	CCID	BCA		Financial Parcel Map Waiver
MS06-021	SE corner of Roosevelt Rd. and Ivy Ave., El Nido	Prime, Statewide Importance	154.8	A-1	A-1	1	2	20	134.77				No	Yes	Chowchilla Water District	GVE		Approved against staff difficulty.
MS06-022	SE corner of Roosevelt Rd.	Prime, Statewide Importance, Unique	152.4	A-1	A-1	1	2	20	132.44				No	Yes	Chowchilla Water District	GVE		Approved against staff difficulty. 8 acres w/in 1,000 ft. of dairy, additional homes. Must be outside of buffer unless dairy owner gives
MS06-024	N. of W. Hwy 140, corner of W. N. Hall Ave.	Prime	20	A-1	A-1	1	2	16.6	1				No	No	MID	GVE		Jeff Fugelsang says 18.02.03(c)(2)(b) can't be used anymore. "when the parcel is used as security instrument for financing on a single"
MS06-025	West side of Griffith Ave. and North side of Longview	Statewide Importance	80	A-1	A-1	1	4	20	20	20	20		No	Yes	MID	FP&P		Approved against staff denial
MS06-026	South side of Gun Club Rd. and 2 miles East of Santa Fe Grade in Gustine area	Grazing	326	A-2	A-2	1	2	163	139				San Joaquin River	No	Flood Irr. Easement	FP&P		
MS06-028	W. Palazzo Rd./S. Hereford Rd.	Prime	148	A-1	A-1	2	2	90.1	19.46				San Joaquin River	Yes	Santa Rita Water District	FP&P		Parcel size staff discussion.
MS06-030	760 ft North of Savanna Rd	Prime	29.7	A-1	A-1	1	2	28.56	1.14				Central Merced - Zone A	No	MID	BCA		1 acre Financial Parcel Map Waiver
MS06-033	East side of N. Palm St., 1200' W. Bloss Ave	Prime	40	A-1	A-1	1	2	35.27	3.34				No	Yes	TID	Paul Gregory	Complaint by neighbor - Alicia Cochrane	No minutes, Staff recommendation
MS06-034	E. side of N. Palm St., 2200 ft. N. side of W. Bloss Ave. - 8534 Palm St.	Statewide Importance	40	A-1	A-1	1	0	3.6	36.4				No	Yes	Well, MID	Paul Gregory		2nd of 2-step split including MS06-033
MS06-035	North side of Avenue Two and 1050 ft East of Buback Rd. in Abwater area	Prime, Statewide Importance	70.8	A-1	A-1	1	1	20.8	49.5				AH-165	No	MID	O'Dell		Intention to develop residential
MS06-036	West side of Whelan Rd and 650 ft South of Mission Ave in Merced area	Prime	103	A-1	A-1	1	5	21.11	20	20.01	20	20	No	No	MID	GVE		Approved against staff difficulty.
MS06-039	North side of W. Meadow Dr., 200 ft. from W. side of N. West Lane	Other, Prime, Unique	207	A-1	A-1	1	2	30	177				No	Yes	MID	GVE		
MS06-041	W. side of S. Whitworth Rd. & S. side of W. Butts Rd., Gustine area	Statewide Importance	123.91	A-1	A-1	1	4	34.2	33.88	33.16	30.77		No	No	Del Puerto Water District (state)	BCA	DWR: "may encroach on State Adopted Plan of Flood Control."	No minutes
MS06-043	SE corner of Mariposa Way & Arboleda Dr.	Prime, Unique	182	A-1	A-1	1	5	20	20	20	62.4	50	Central Merced - Zone A	No	MID	Mike Smith		
MS06-045	NE corner of Snyder Rd. & Orchard Rd. in the Gustine area	Prime	67.4	A-1	A-1	1	2	39.29	28.13				Yes	No	CCID	Stoddard	Marten Miller of Homestead Farms, neighbor opposed	
MS06-047	11380 North Early Dawn Road, East side, Turlock area	Other	7.04	A-1	A-1	1	1	4.74	2.3				No	No	TID	GVE	Howard Boardman c/o Public Works	A rural residential parcel next to 99 freeway.
MS06-051	N.E. corner of White Crane Rd. & Robin Ave., Livingston	Prime	27.7	A-1	A-1	2	2	22.91	3.1				No	No	MID	Larry Bowers	George Yemets said he could not use for agriculture because he would have to sink	Sub20ac parcel against the general plan. No minutes
MS06-053	SE corner of Hwy 99 and Pitzer Rd. in Gustine	Prime	159	A-1	A-1	3	5	20.79	20.37	20.09	75.58	22.52	No	Yes	Main canal	GVE		
MS06-054	East side of Pinewood St.; 500 ft North of Collier Rd., Delhi	Local Importance	14	A-1	A-1	1	2	9.11	5.05				No	No	TID	GVE		Sub-20acre parcels created.
MS06-055	S. side of Billy Wright Rd., 4 mi W. of Jim Negra Rd., Los Banos area	Grazing	3698.5	A-2	A-2	7	1						No					Consolidating 22 parcels to 11 parcels
MS06-056	5 miles South of Oakdale Rd. and 1.67 miles West of Shaffer Rd. in Winton area	Other, Prime, Statewide Importance	151.8	A-1	A-1	1	2	65.53	86.28				Merced River - Zone A	Yes		GVE		Prior: ZCB9007, MS00004

FILE	RISK	RELATED FILES	APPLIED DATE	RULING DATE	RULING	SUPP LIST	RUC BY	CEQA COMPL	CONDITIONS	STAFF_REC	SPLIT_REASON	APPLICANT USE	RNEW OWN	2010 OWNERS	DATES SOLD	ACRES OLD	NEW UNITS	EXISTG UNITS
MS06-057	Orange	MS07-015	9/29/06	11/13/06	Apprvd	5	HO	15061	Access-ement, ROW, MID, RTF	Apprvd	Split into 2 lots, then C/C one 5 acre and one 118 acre. Reason: family planning, to divide for	Row crops	0	N/A		0	0	1
MS06-058	Yellow		10/2/06	12/4/06	Apprvd	5	HO	15061	RTF	Apprvd	Create a 20 acre parcel for homestead w/out encumbering entire parcel, create parcels that	Row crops	0	N/A	11/29/2007	0	0	0
MS06-060	Green		10/6/06	4/9/07	Apprvd	4					create 2.06 financing parcel (not a legal parcel) to finance a residence from 35.41 acre parcel		0	N/A	12/24/2007	0	0	0
MS06-061	Orange		10/12/06	1/7/06	Apprvd	1	HO	15061	Based on MS06-009	Apprvd	Divide off a 1 acre homestead from existing 19 acre parcel and to convey and combine the	Orchard, chicken ranch, row	0	N/A	12/11/2006	0	0	3
MS06-066	Orange	Z096-006, MS96-031 (PM 86)	10/19/06	5/5/07	Apprvd	5	BOS	15061	RTF, ROW	Apprvd	Pending sale of parcel 3.		0	Antbenen Linda L acq'd, 034 & 035 (18.6ac; 19 Lac); Antbenen Dale C & Carrie J kept 027-040 (24.65ac; 91.3ac; 39.23ac; 14.04ac)	8/15/2008; 8/15/2008; 7/14/2008;	0	0	1
MS06-068	Orange		10/24/06	1/10/07	Apprvd	5	PC	15061		Apprvd	To vary from minimum A-1 parcel size and validate two parcels illegally split by deed	Legalize 2 parcels split by deed	1	Mora Esperanza Perez acq'd, 041 (1ac)	3/4/2009	1	0	2
MS06-069	Orange	MS07-007 MS-07, 045, PLAC	11/21/06	1/24/07	Apprvd	5	PC	15061	RTF	Difficult	Reconfigure two existing parcels into three parcels for family planning	Row crops	0	N/A	7/20/2006; 12/30/2008; 12/30/2008	0	0	2
MS06-071	Yellow		1/28/06	1/22/07	Apprvd	4						1	Hilmar Oaks LLC acq'd, 042 & 043 (39.25ac; 39.26ac)	6/18/2008	79	0		
MS06-072																		
MS06-073	N/A		11/28/06	1/21/07	Apprvd	1	HO	15061	RTF	Apprvd	Followup w/ C/C creating 5 acres	Orchard	0	N/A	5/7/2007	0	0	2
MS06-074	Orange		11/29/06	1/22/07	Apprvd	4	HO	15061	RTF	Apprvd	Divide off a 1.17 acre parcel from an existing 36 acre parcel and to convey and combine the	Row crops	2	Oliveira Diane acq'd, 042 (1.05ac); B-G Galcy LP acq'd, 043 (36.6ac)	6/14/2007; 2/29/2008	38	0	2
MS06-075	N/A		12/15/06	2/28/07	Apprvd	5		15061			Validate 2 parcels split illegally		1	Castle Jonathan kept 077 (2ac); Malorino Joseph J & Robin L acq'd, 048 (21.85ac)	9/14/2007; 12/31/2007	22	0	0
MS07-001	Orange		1/9/07	3/28/07	Apprvd	5	PC	15061		None	Provide financing for development of vacant property	Vacant	1	Lee Ji Chung & Hui Houn Ning Trustees acquired 030-033 (50.24ac; 40ac; 50ac)	11/30/2007	140	0	0
MS07-003	N/A		1/9/07	3/14/07	Apprvd	1	PC	15061			Future homestead		1	Hadley Martin M & Constance M Trustees kept 053 (19.82ac); Sperling Judith A & James C Trustees acq'd, 054 (19.82ac)	11/04/2009; 2/9/2009	20	0	3
MS07-004	N/A		1/10/07	3/12/07	Apprvd	5	HO	15061		Apprvd	None given	Row crops	1	Merced Falk Ranch LLC acq'd, 004 (173ac)	7/28/2009	173	0	0
MS07-007	Orange		1/18/07	4/9/07	Apprvd	1	HO	15061			Create a financial parcel for a single family residence so owner's son can build a home	Orchard	0	N/A	8/15/2008	0	0	0
MS07-008	Yellow	MS07-013, 014; MS06-041	3/2/07	4/25/07	Apprvd	5	PC	15061	RTF	Difficult	Financial Stability	Orchards	0	N/A	12/31/2008	0	0	0
MS07-009	Yellow	MS07-008, 013, 014; MS06-041	3/2/07	4/25/07	Apprvd	5	PC	15061	RTF	Difficult, small parcels	Financial Stability	Orchards	0	N/A	1/2/2009; 12/31/2008	0	0	1
MS07-011	N/A	CUP07-005, MS06-063	3/1/07	5/23/07	Apprvd	1	PC	15061	Construct in 2 years, RTF, ROW	Apprvd	Specific substandard for agricultural related use (for office storage & sales)	Row crops	0	N/A			0	0
MS07-012	Yellow		3/8/07	6/13/07	Apprvd	4	PC	15061		Difficult	Separating for divorce	Fallow/residences	1	Enriquez Nancy acq'd, 055 (20.12ac); Tafaya Jaime acq'd, 056 (20.13ac)	4/30/2008; 4/30/2008	40	0	0
MS07-013	Yellow	MS07-008, 014; MS06-041	3/9/07	6/26/07	Apprvd	5	BOS	15061	RTF		Financial Stability	Almonds	0	N/A	1/2/2009	0	0	1
MS07-014	Orange	MS07-008, 013; MS06-041	3/9/07	6/26/07	Apprvd	5	BOS	15061	RTF		Divide for financial security	Almonds	0	N/A	1/2/2009	0	0	0
MS07-015	Orange	MS06-057	3/15/07	5/21/07	Apprvd	5	HO	15061			Cut out homestead	Row crops	0	N/A	8/22/2007	0	0	
MS07-017	Orange	MS05-060	3/21/07	5/21/07	Apprvd	1	HO	15061			For self, homestead	Row crops	1	Order Mary Joy acq'd, 019 & 020 (3ac; 33.04ac)	9/15/2007	38	0	1
MS07-019	Green		4/19/07	6/25/07	Apprvd	3	HO	15061	RTF	Apprvd	Financing parcel for major improvements on an existing single family residence	Grazing	0	N/A	12/03/2007	0	0	1
MS07-020	Orange		4/22/07	6/25/07	Apprvd	4	HO	15061	RTF	Apprvd	New home site, rest will stay the same	Peach orchard	0	N/A	11/6/2007	0	0	2
MS07-021	N/A		5/3/07	8/22/07	Apprvd	5	PC	15061		None	Parcel map for ranch operation & financial planning	Row crops	0	N/A	12/30/2008	0	0	0
MS07-022	Orange		5/3/07	11/20/07	Apprvd	1	PC	15061		None	Economic viability	Almonds	0	N/A	12/20/2002	0	0	0
MS07-028	N/A		6/18/07	8/8/07	Apprvd	1	PC	15061			To self (adjacent to dairy)	Row crops	1	Machado Todd A & Rebecca C kept 017 & 018 (20ac; 84.02ac); Oliveira Manuel V & Maria B acq'd, 019 (156.84ac)	11/10/2007; 11/10/2007; 11/10/2007	157	0	
MS07-029	Orange		6/21/07	7/23/07	Apprvd	4	HO	15061			For self, homestead	Row crops, open space	1	Gosway Kenneth V & Maria K kept 023 (4.55ac); May Todd L & Valerie J acq'd, 024 (24.7ac)	12/14/2007; 1/10/2008	35	0	1
MS07-030			6/21/07	10/14/07	Apprvd	4						0	Morris Rose S & William Shepleen Trustees acq'd, 034 (40ac)	10/20/2005	0	0		
MS07-031	N/A		6/27/07	8/6/07	Apprvd	5	HO	15061		Apprvd	Parcel map waiver, divide family interest	Row crops	1	Bowles Philip E kept 016 & 007 (45.7ac; 572.5ac); Lawrence John Mark Trustee acq'd, 019 & 008 (215.8ac; 248.4ac)	7/24/2009	464	0	0
MS07-032	Yellow		7/3/07	12/19/07	Apprvd	4	PC	Initial Study		Apprvd, Initial Study	Future estate planning purposes, financing and flexibility	Vineyard, planning almonds	0	N/A	8/10/2009	0	0	1
MS07-034	Orange	Z07-002	7/17/07	10/24/07	Apprvd	5	PC	15061		Apprvd	To vary from the minimum A-1 parcel size of 20 acres, to redivide a 31.75 Acre parcel into 2	Apricot Orchard	0	N/A	10/3/2008	0	0	1
MS07-035	N/A		7/31/07		Withdrawn	4		15061			To provide economic viability in smaller allowable parcel	Young almond orchard	0	N/A		0	0	1
MS07-036	N/A		8/13/07	10/22/07	Apprvd	4	HO	15061	RTF	Apprvd	To divide off a 2.15 acre homestead parcel and convey the remaining 17.85 acres to an	Almonds	0	N/A	10/2/2008	0	0	1

FILE	LOCATION	SOL	AC	ZONE	ADJ. ZONE	ORIG. N. M. PARCELS	RECD. N. M. PARCELS	P1	P2	P3	P4	P5	FLOOD_ZN	WELL ACT	WATER	ENGR	PUBLIC COMMENT	NOTES
MS06-057	South side of Hutchins Ave., .75 miles East of San Juan Rd.	Prime, Statewide Importance	123	A-1	A-1	1	2	77.75	44.77					No	Santa Rita Water District	BCA	N/A	Split again. 3 ac (Sub-20ac) parcel created. *proposed SD wouldn't adversely affect conservation of productive ag land or
MS06-058	South side of Henry Miller Ave. and Elgin Rd.	Prime	183.5	A-1	A-1	4	4	55.93	54.47	51.6	20		No	MID	GVE	A neighbor concerned about property being in wetland area		
MS06-060	NW corner of Cortez Ave. and Lombardy St.	Prime, Statewide Importance	35.41	A-1	A-1	1	2	31.22	2.06				Yes					Financing parcel created, maintained.
MS06-061	Washington Blvd. At Atwater Jordan Rd., Livingston area	Prime, Statewide Importance	41	A-1	A-1	2	1	39.54					Zone X	Yes	MID	BCA	MID is asking for an irrigation easement	Resulted in Sub-20ac parcel. Dependent on MS06009
MS06-066	East of Azevedo Rd., .25 miles North of Taglio Rd. in the Gustine area	Local Importance, Statewide Importance	117	A-1	A-1	2	6	37.1	39.9	39.6			No	CCID	John E. Coplantz - Gustine	PC testimony stated need for CEQA, Water Wall (County Counsel Rep) said no need for	Sub-20ac parcels against general plan. This app was appealed to BCS by grasslands water district: gustine gundub; gustine land & cattle. 1ac parcel sold off.	
MS06-068	Eucalyptus Ave. and Center Ave., Dos Palos area	Prime	3	A-1	A-1	2	1	1.55	0.55	1			No					
MS06-069	NE of Hwy 152 and Cozzi Rd., in the Dos Palos area	Prime, Statewide Importance	99.7	A-1	A-1	3	3	67	20	2.64			Zone X	No	Santa Rita Water District private wells	BCA		Sub-20ac parcel against general plan. 20ac parcel against GP goals. Staff notes parcels smaller than surrounding. No minutes included. Sold to LLC.
MS06-071	West of Prairie Flower Rd. and North of Williams Ave in the Hillmar area	Prime	79.2	A-1	A-1	1	2	39.6	39.6									
MS06-073	SW corner of Vesta Ave. & Cross Rd. in Merced area.	Prime, Unique	291.48	A-1	A-1	1	2	151.25	130				Yes	Chowchilla WD	GVE			Read chronology regarding 2nd residence (TRAK IT SYSTEM)
MS06-074	Tegner and Turner Ave., Hillmar	Statewide Importance	72.77	A-1	A-1	1	2	1.17	71.6				Merced River - Zone A	Yes	TID	GVE		Sub-20ac parcel against the law. Prior applications: PLA 06050
MS06-075		Prime	79.2	A-1		1	2	24.1	55.1									
MS07-001	South side of Hwy 152 & 300 feet East of Willie Wright Rd. in Los Banos area	Prime, Unique	140	A-1	A-1	1	3	50	40	50			No	No	Insufficient allocation from single			Insufficient water.
MS07-003	.25 miles North of Gillette Rd. and East of Simonson Rd. in the Le Grand area	Prime	39.6	A-1	A-1	1	2	19.8	19.8									
MS07-004	North and South sides of Green House Road, 2 miles West of Dan McL...	Grazing, Local Importance, Statewide Importance	3558.63	A-1	A-1	2	1						Central Merced - Zone A	No	Well and surface water	GVE		
MS07-007	W. side of S. Plainsburg Rd., corner of N. side of E. Voorhees Rd.	Statewide Importance	27.5	A-1	A-1	1	2	2.86	24.65				Central Merced - Zone A	No	Le Grande - Athlone Water District	FR&P		Sub-20ac parcel against general plan.
MS07-008	SW corner of Butts Rd. and Whitworth Rd. in Gustine area	Prime	63	A-1	A-1	1	3	21	21	21			No	No	Private Well	BCA	Maxine Saaranzin (mortgage holder 069-190-066) concerned with split due to	Approved against staff difficulty.
MS07-009	SW corner of Jorgensen Rd. and Whitworth Rd. in the Gustine area	Prime	84.24	A-1	A-1	1	4	21	21	21	20.4		No	No	CCID	BCA		Approved against staff recommendation. Avg. surrounding parcel size = 72.52 acres
MS07-011	S Hwy 99 & Vassar Ave.	Statewide Importance	32.15	A-1	A-1	2	2	27.15	5				Central Merced - Zone A	No	MID, Private well	GVE	Air board letter, Maxwell Norton - no negative effects	Dev. Agreement w/ BOS 12/4/07. See also MS06-063 and CUP07-005
MS07-012	.25 miles South of Atwater-Jordan Rd. and .25 miles West of Central Ave. in Atwater area	Grazing, Local Importance, Prime	40	A-1	A-1	1	2	20	20				No	No	Well	BCA		Approved against staff recommendation. Irrigation easement required to water access to new parcel.
MS07-013	SW corner of Hwy 33 and Bunker Rd. in Gustine area	Prime	45	A-1	A-1	1	2	22.46	22.44				Zone D	No	CCID, Private Well	BCA	Diana WP (MCFB), Maureen McCorry (VLA), Melissa Kelly-Ortega, Tom Grave (MARG) in	Bill Nicholson comment & James Fincher states 15061(b)3 provides exemption of CEQA. can make no determination.
MS07-014	North side of Husman Road and East of Whitworth Road in the Gustine area	Prime	72	A-1	A-1	1	3	24.14	24.07	24.07			No	No	Private Well	BCA	Diana WP (MCFB), Maureen McCorry (VLA), Tom Grave (MARG) in opposition. Larry	Originally denied 2-2 on 5/11/07, reconsidered on 6/26/07.
MS07-015		Prime, Statewide Importance	78	A-1		2	2	74.44	3.28				No	No	San Luis Canal Company	GVE		Sub-20ac parcel against the general plan.
MS07-017	Plainsburg Rd. at Buchanan Hollow Rd., Le Grand area	Statewide Importance		A-1	A-1	1	2	5	33				No	No	Athlone Water District	FP&P		2nd MS, Sub-20ac parcel against general plan.
MS07-019	N. side of Bellevue Rd. 8 1/4 mile E. of Thornton Rd., Merced area	Grazing, Local Importance	20	A-1	A-1	1	2	14.62	4.87				No	No		GVE		Financial Parcel Map Waiver
MS07-020	W. side of N. Central Ave., corner of N. side of W. Fruitland Ave.	Prime	20	A-1	A-1	1	2	18.05	1				No	No	MID	BCA		Sub-20ac parcel against the general plan.
MS07-021	W. side of Cozzi Road & N. side of Highway 152 in Dos Palos area	Prime, Statewide Importance	85.5	A-1	A-1	1	3	37.22	28.74	20			No	No	Santa Rita Water Dist.	BCA		
MS07-022	W. side of Plainsburg Rd., 1/2 mi N of Hwy 140	Prime	266.02	A-1	A-1	1	1	59.74	50.27	51.16	50.27		No	No	MID		Many comments in opposition	MID: Overdraft groundwater conditions.
MS07-028	NE Corner of Gurr Rd. & Dickenson Ferry Rd.	Statewide Importance, Unique	264	A-1	A-1	1	3	20	87	157			No	No	MID	GVE		
MS07-029		Prime	20	A-1	A-1	2	2	5	35				No	No		FP&P		Sub-20ac parcel against general plan?
MS07-030	SW corner of American Ave. and Mitchell Rd. in Hillmar area	Local Importance, Statewide Importance	421.1	A-1	A-1	1	1											
MS07-031	terminus of Pick Anderson Road	Prime	1298.57	A-1	A-1, A-2	5	4	836.71	461.86				San Joaquin River - 2000 0681-	Yes	Santa Rita Water District	BCA		
MS07-032	North side of E. Keyes Rd., East of Los Cerritos Rd., W side of N. Fields Rd.	Prime	115.46	A-1	A-1	1	5	34.32	20.57	20	20		No	No	MID	Mid Valley Engineering, Modesto	Emails included from Gabriele & PC staff	Staff report: "its approval could weaken the agricultural community in the Snelling area"
MS07-034	N. side of W. Pioneer Rd., 2150 ft. from E side of S. Canyon Rd.	Prime	31.75	A-1	A-1	1	2	29.75	2.94				No	No	CCID	BCA		Sub-20ac parcel against the general plan.
MS07-035	N of Olive Ave., .5 miles West of Arboleda Dr. in Merced area	Prime, Statewide Importance, Unique	103	A-1		1	1	32.12	23.76	23.76	23.76		Flood Zone AH	No	MID	Hawkins & Associates Engineering		Staff report: Applicant has not responded to a follow-up letter from staff requesting clarification as to how the division will be
MS07-036	SE of N. Weir Ave, corner of W. Longview Ave.	Prime, Statewide Importance	40.18	A-1	A-1	1	2	2.23	36.2				No	No	MID	GVE		C&C is permitted by zoning code

FILE	RISK	RELATED FILES	APPLIED DATE	RULING DATE	RULING	SUP. BY	RULE NO.	CRQA #	CONDITIONS	STAFF REC	SPLIT REASON	APPLICANT USE	#NEW OWN	2010 OWNERS	DATES SOLD	ACRES OLD	NEW DWELL UNITS	EXIST'G DWELL UNITS
MS07-037	Yellow	MS01-019	8/13/07	10/24/07	Apprvd	5	PC	15061		Approv	Divide ownership between brothers (property will continue to be farmed as one unit)	Orchard	0	N/A	9/11/2006	0	1	1
MS07-039	N/A		8/16/07	9/24/07	Apprvd	5	PC	15061		Approv	Sale	Agriculture	1	Merced Falls Ranch LLC acq'd. 016-020 (375.9ac; 268.6ac; 322ac; 318.2ac; 635.8ac)	7/28/2009	1920	0	0
MS07-040	N/A		8/16/07	10/24/07	Apprvd	5	PC					0	Pereira Antone & Madeline Trustees acq'd. 059 (45.79ac); Pereira Joseph & Josephine Co-Trustees acq'd. 060 (19.11ac)	6/5/2009	0	0	0	
MS07-041	Orange	MS07-053	8/31/07	11/28/07	Apprvd	4	PC	15061			For self to divide a 40.30 acre parcel into two parcels of 20.15 acres each.	Row crops	1	Kullar Harvinder S & Seetal K acq'd. 083 (19.47ac); Baba Franklin S & Mikala R Trustees acq'd. 084 (19.06ac)	10/03/2008	19	0	0
MS07-042	N/A		9/4/07		Withdrwn	1		Will, Act			To create a 5 acre home site and use the remaining 2.76 acres for agricultural use		0	N/A	5/7/2007	0	0	0
MS07-043	Green	ZV07-004	9/6/07	12/19/07	Denied	4	PC	15270	RTF	Deny or Initial Study	To vary from the minimum required A-1 zone 20 acre parcel size, and divide a 33.6 acre	Orchard, pasture	0	N/A		0	0	2
MS07-044	N/A		9/11/07	11/26/07	Apprvd	5	HO	15061	RTF	Approv	Sell 40 acre parcel to district and create parcel for undivided interest.	Row crops	1	McDonald Robert E kept 025 (50.61ac); Scott Freda Lavonne acq'd. 026 (68.97ac)	8/20/2008	69	0	1
MS07-045	Orange	MS07-045, PLAD6	9/14/07	11/26/07	Apprvd	5	HO	15061		Approv	To create a 2.64 acre homesite parcel and convey and Combine Parcel #1 and Parcel #3 into one	Row crops	0	N/A	12/30/2008	0	0	1
MS07-046	N/A	MS04-033	9/14/07	12/17/07	Apprvd	1	HO	15061	RTF	Approv	To section off a 3.1 acre homesite parcel from a 32.61 acre parcel, and to convey and	Almonds	0	N/A	8/25/2006	0	0	1
MS07-048	N/A		9/21/07	1/14/09	Apprvd	5	PC	15061	RTF, 1 dwelling unit max		6 Parcels (2 for each brother)	Row crops	0	N/A		0	0	0
MS07-051	N/A		11/2/07	3/3/08	Withdrwn	1		EIR Required			Financial planning	Seasonal crops	0	N/A	10/19/2007	0	0	2
MS07-052	Green		11/5/07	1/14/09	Apprvd	4	PC	15061	2 unit max, 40ft buffer, RTF		Financing diversification	Row crops (dry land) oaks and	0	N/A	8/17/2007	0	0	0
MS07-053	N/A	MS07-041	11/5/07	1/7/08	Withdrwn	4	HO	15061			For self, homesite (to section off a 5 acre homesite "parcel 1" for owner and C&C remaining 15.30	Row crops	1	Kullar Harvinder S & Seetal K acq'd. 083 (19.47ac); Baba Franklin S & Mikala R Trustees acq'd. 084 (19.06ac)	10/03/2008	19	0	0
MS07-054	Orange	AA04-094 & 096 = oil and gas	11/9/07	3/12/08	Apprvd	5	PC	15061		Approv	To divide the land to coincide with traditional cropping patterns and bring two	Row crops (3 residences)	0	N/A	5/8/2008	0	0	3
MS08-001	N/A		1/9/08	3/12/08	Apprvd	5	PC				To create a 1.15 acre financial parcel to finance home construction	Row crops (alfalfa)	0	N/A	3/9/2009	0	0	0
MS08-002	Yellow		1/23/08	4/9/08	Apprvd	4	PC				To split with parents, so they can build a house on each parcel and share debt burden as he begins	Row crops (Almonds)	1	Maldonado Rodrigo Sr & Catalina acq'd. 032 (39.8ac)	10/16/2009	40	0	0
MS08-008	N/A		3/18/08		Withdrwn	5	PC					1	Merced Falls Ranch LLC acq'd. 016 & 017 (375.9ac; 268.6ac)	7/28/2009	644	0	0	
MS08-010	Yellow		4/21/08	1/14/09	Apprvd	1	PC	15061	1 dwelling unit max		5 Smaller parcels for "ag financing latitude"	Row crops (almonds)	1	Nijar Tarlochan S & Kiran Preet Trustees acq'd. 019 (243.8ac)	6/2/2007	241	0	0
MS08-011	Yellow		4/24/08	1/14/09	Apprvd	4	PC	15061	RTF, 2 dwelling unit max		To sell 1 of the 5 parcels created		0	N/A	3/5/2008	0	0	0
MS08-013	Yellow		5/7/08	7/23/08	Apprvd	1	PC	15061	RTF, 2 dwelling unit max		Inheritance/Estate	Row crops	1	Victor Jim L & Christina J Trustee acq'd. 015 & 016 (47ac; 38.92ac)	1/15/2010	86	0	0
MS08-015	N/A		5/13/08	8/13/08	Apprvd	4	PC	15061	RTF		Reconfiguration to allow better use of existing access easement	Dairy, Orchard, Row crops	0	B & B Burroughs Ranches LP acq'd. 062 (183.93ac); Sierra Vista Dairy LP acq'd. 063-065 (8.83ac; 151.26ac; 172.18ac)	2/18/2009	0	0	0
MS08-016	Orange		6/22/08	11/5/08	Apprvd	4	PC	15061	RTF, 2 dwelling unit max		To allow JFA to acquire 15 acres of neighboring land and combine with 7 acres into 22 acre parcel	Orchard	1	Minabe Shiro & Tomiyasu Trustees acq'd. 016 (47.63ac); Livingston Farmers acq'd. 017 & 018 (200.59ac; 2.5ac)	12/19/2008	48	0	0
MS08-017	N/A		7/2/08	11/5/08	Apprvd	5	PC	15061	RTF, 2 dwelling unit max		Divide and sell, current lease wishes to buy 1 parcel	Row crops/Residence	1	La Sabra Enterprises Inc acq'd. 030 (39.54ac); Telchela Robert & Luneda Trustees acq'd. 031 (39.54ac)	2/6/2009	40	0	0
MS08-019	Orange		7/15/08	11/5/08	Apprvd	4	PC	15061	RTF, new Williamson Act Contract		Create a homesite, and combine rest of 20 acres with a 40 acre	Orchard/Residence	1	Branley Joseph F kept 005 (18.5ac); Dale Packaged Foods acq'd. 020 (40.37ac)	12/7/2006	59	0	0
MS08-020	Orange		7/25/08	12/17/08	Apprvd	4	PC	15061	RTF, 1 dwelling unit max		Divide into sale-able parcels for son to purchase in pieces	Row crops	2	Pometa Stephen D & Cheryl A Trustees son'd. 031 (79ac); Jackson Land & Cattle LP acq'd. 057-069 (478ac; 481ac; 160ac)	8/8/2006; 2/15/2007; 7/16/2007	3198	0	0
MS08-021	N/A		7/25/08	1/14/09	Apprvd	4	PC	15061	RTF, 1 dwelling unit max		For inheritance and to build a house on one parcel		0	N/A	10/18/1991	0	0	0
MS08-022	N/A		8/22/08	11/5/08	Apprvd	5	PC	15061			To resurrect MS05-039 (approved by HO), which had expired	Row crops/Composting	1	Menefee River Ranch Co. acq'd. 007 (400ac)	8/17/2005	400	0	0
MS08-023	N/A		8/28/08	1/14/09	Apprvd	1	PC	15061	RTF, 1 dwelling unit max		An ag truck yard on 1 parcel, row crops on other	Row crops	0	N/A	12/05/2006	0	0	0
MS08-025	N/A		11/13/08	1/14/09	Withdrwn	4	PC	15061	RTF, 2 dwelling unit max		Inheritance	Row crops (orchard)	0	N/A		0	0	0

FILE	LOCATION	SOIL	AC	ZONE	ADJ. ZONE	ORIG. NUM. PARCELS	RECORD. NUM. PARCELS	P1	P2	P3	P4	P5	FLOOD ZONE	WELL ACT	WATER	ENGR	PUBLIC COMMENT	NOTES
MS07-037	.5 miles South of Cottonwood Rd., 1 mile West of Whitmore Rd in Gustine area	Grazing, Prime, Statewide Importance	43.76	A-1	A-1	1	0	20.71	23.05				No	No	Del Puerto Water District	GVE	Maureen McCorry, VLA; Diana Westmoreland-Pedroza, MCFB	
MS07-039	W. side of Green House Rd., 2 mi S. of Dan McNamara Rd.	Grazing	2842.5	A-2	A-2	4	5	268.6	519	390.8	1664.1		San Joaquin River	No	Private	GVE		
MS07-040	NE corner Charleston Rd. & Jersey Rd. in Los Banos area	Prime, Statewide Importance	86.8			1	2	46.8	21.98	19.9								
MS07-041	SW corner of Linwood Road and Pepper Street in the Ballico area	Prime, Statewide Importance	49.3	A-1	A-1	1	2	20	15				No	Deep Well	GVE			
MS07-042	SW corner of Cross Rd. and Vista Ave., Merced	Prime, Unique				1	1						No	Yes		GVE		
MS07-043	E. side of N. Central Ave., 800 ft. from S. side of W. Almond Ave.	Prime	33.6	A-1	A-1	1	1	12	21.6				No	No	MID	Mike Smith		
MS07-044	South side of Henry Miller Ave., 300' E. of Box Car Rd., Los Banos area	Prime, Statewide Importance	160.6	A-1	A-1	1	2	40	51.51	69.09			No	No	Santa Rita Water District	Boyle		Less than 85.94 avg. acre surrounding parcels
MS07-045	E side of Cozzi Road & 70	Prime, Statewide Importance	69.67	A-1	A-1	1	2	67	2.64				No	No	Santa Rita Water District	BCA		Sub-20ac parcel against the law
MS07-046	N. side of E. Mariposa Way, corner of W. side of S. Arboledo Dr.	Prime	32.61	A-1	A-1	1	1	3.1	29.51				Central Merced - Zone A	No	MID	BCA		
MS07-048		Prime, Statewide Importance	179.66	A-1	A-1	1	1	23.5	23.5	23.5	41	43	Yes	San Luis Canal Company	BCA			
MS07-051	S. Cunningham Rd., 1500' N. of E. Mainline Ave., La Grand area	Other	38	A-1	A-1	1	1	18	20									Maxwell Norton (ANR), 2/22/08 letter by Bob King
MS07-052		Prime, Statewide Importance, Unique	80	A-1	A-1	1	1	40	40				No	MID	GVE	Planada MAC		Financial parcel waiver map. Was not split.
MS07-053		Prime, Statewide Importance	262.6	A-1		1	2	59.74	50.27	51.16	51.46	50.37	No	Deep Well	GVE			
MS07-054	E. side of S. Harmon Rd., corner of N. side of Hwy 52	Statewide Importance, Unique	789	A-1	A-1	4	4	624	105	42	13	5	San Joaquin River	Yes	Sierra Water District	FP&P	Maureen McCorry	Many issues, especially oil & gas
MS08-001		Prime	28.72	A-1	A-1	1	2	27.31	1				No	Could not find in report	GVE	Maureen McCorry		Financial Parcel Waiver
MS08-002		Prime, Statewide Importance	40	A-1	A-1	1	1	20	20				Yes	TID	GVE	Maureen McCorry		Was not split. Dairy within 1000 ft. required buffer (might limit Residential capability)
MS08-008		Grazing, Local Importance	1664.1	A-2	A-2	2	2	160	216	369.6	918.5		No	Deep wells	GVE	Maureen McCorry requested that the staff report contain the easement		Conservation easement prohibits topography alteration and new structures
MS08-010		Prime	240.8	A-1	A-1	1	1	40	40	40	40	40.8	No	MID	BCA	Serious concerns expressed by Planada Municipal Advisory Council		Additional Public comments in PC minutes by MARG, Farm Bureau, VLA, etc...
MS08-011		Prime, Statewide Importance	315.23	A-1	A-1	1	1	40.78	40.87	40	40.63	152.95	No	3 Deep Wells	GVE	Dept. of Fish & Game, Regional Water Quality Control Board, US Fish &		DOES NOT INCLUDE Comments from Fish & Game, Fish & Wildlife, Farm Bureau, and VLA
MS08-013		Prime, Statewide Importance	86.8	A-1	A-1	1	2	46.3	40.3				Yes	Deep wells & MID, Irrigation easements	BCA	Maureen McCorry		
MS08-015		Grazing, Statewide Importance, Unique	516.5	A-2	A-2	4	4	184	160	172.5			Yes	ESWD	Northstar	Maureen McCorry, regarding public process		
MS08-016		Prime, Statewide Importance	73.87	A-1	A-1	2	3	22	2.71	49.87			No	MID	GVE			Sub-20ac parcels against the law
MS08-017		Prime	80	A-1	A-1	1	2	40	40				No	Deep wells, irrigation easements	FP&P			
MS08-019		Prime	60.97	A-1	A-1	2	2	2.18	58.79				Yes	MID	GVE			Sub-20ac parcel potential
MS08-020		Prime	139.7	A-1	A-1	3	4	20	23	23	39.6	34.1	Yes	CCID	Robert Braden Consulting			Split intention to sell.
MS08-021		Prime	42	A-1	A-1	1	1	20	22				No	CCID	Boyle			
MS08-022	NE corner of 152 and Harmon Rd.	Prime, Statewide Importance	420	A-1	A-1	1	1	895	35				Yes					
MS08-023		Prime	53.37	A-1	A-1	1	1	33.36	20.01				No	MID	GVE	SJVAPCD & MID		Southern half is designated prime, Northern half is NOT DESIGNATED
MS08-025		Prime, Statewide Importance	80.18	A-2	A-2	1	1		40.87				Central Merced - Zone A	No	TID	GVE	TID	



Merced Gateway, LLC
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RECEIVED AT Planning
Commission MEETING
OF 7-20-2011
(DATE)
Jim Todd

City of Merced – Planning Staff
678 West 18th Street
Merced, CA 95340

City of Merced General Plan Update – Planning Commission Hearing

July 20, 2011

To Whom It May Concern:

Merced Gateway, LLC would like to thank you for the opportunity to comment on the draft General Plan Update for the City of Merced as it relates to the property we own consisting of the approximately seventy (70) acres APN 061-250-013 (Lots 173, 175, 228-30 part of the Map of Merced Colony 1910) located just east of the Mission Avenue/Campus Parkway interchange. The subject property is presently divided by Campus Parkway which is now currently being constructed with approximately fifty (50) acres to the north and twenty (20) acres to the south. The site currently has Regional Commercial (RC) and High Density Residential (HDR) land use designations with about 75 % listed as RC and the northernmost 25% being HDR. The property is presently zoned Central Commercial and R-3.

We have reviewed the responses to comments provided to our previous letter of September 15, 2010 and would like to provide additional comments for the record.

Response 2B. This response cites general rationale for Parsons Road, but does not answer the question specifically as previously asked in relation to our property. Please explain the necessity for the Parsons Road segment to divide our property and provide the technical documentation that supports this warrant. What alternatives, if any, were considered to address the City's perceived need to create road circulation in this manner? Could it be accomplished in another manner that would not divide our property? Please note that we do not support this proposal as presented and have expressed this to the City Council in our letter dated December 3, 2010 which has gone without a response to date.

Response 2D. If the proposed Parsons Road segment "will not provide significant regional benefits", again we object to the necessity for such a taking.

Response 2G & 2I. The statement is made that the City is unaware of any such findings related to the overabundance of residential zoning. Yet, in the Walthen project's Initial Study that was approved by the Council last year, such was the rationale for allowing the proposed change in zoning to accommodate a commercial interest. We would like to have documentation

added to the record to support the statement "The commenter's property is not proposed for a land use change due, in part, to the limited amount of undeveloped high density residential land existing within the City" since this comment appears to be inconsistent with prior Council actions.

Thank you for the opportunity to provide these remarks. Please do not hesitate to discuss with us any questions that you may have regarding this letter, and know that we are available to meet with you at your convenience.

Sincerely,

Jim Todd
Member
jim@calgolddevelopment.com

Espinosa, Kim

Subject: FW: City of Merced General Plan Update - Yosemite Avenue Functional Classification and Proposed Cross Section
Attachments: Yosemite Avenue.pdf

From: Rough, Steven
To: Gonzalves, David
Cc: Steven Rough ; Jordan, Daryl
Sent: Fri Jul 22 14:04:58 2011
Subject: City of Merced General Plan Update - Yosemite Avenue Functional Classification and Proposed Cross Section
Dave,

As you know, Yosemite Church is concerned about the proposed cross section change of Yosemite Avenue included in the City of Merced General Plan Update. Several years ago, Yosemite Church dedicated right-of-way to the City of Merced to accommodate the existing 94' cross section.

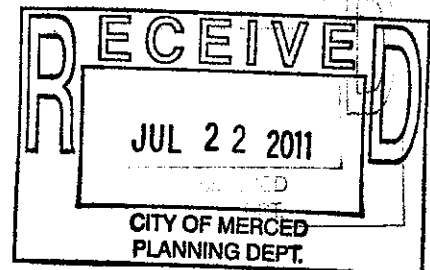
The proposed 118' cross section will significantly impact the Yosemite Church site. In addition to losing a row of parking, we will once again need to relocate our landscaping along Yosemite Avenue that was disrupted with our previous dedication of right-of-way.

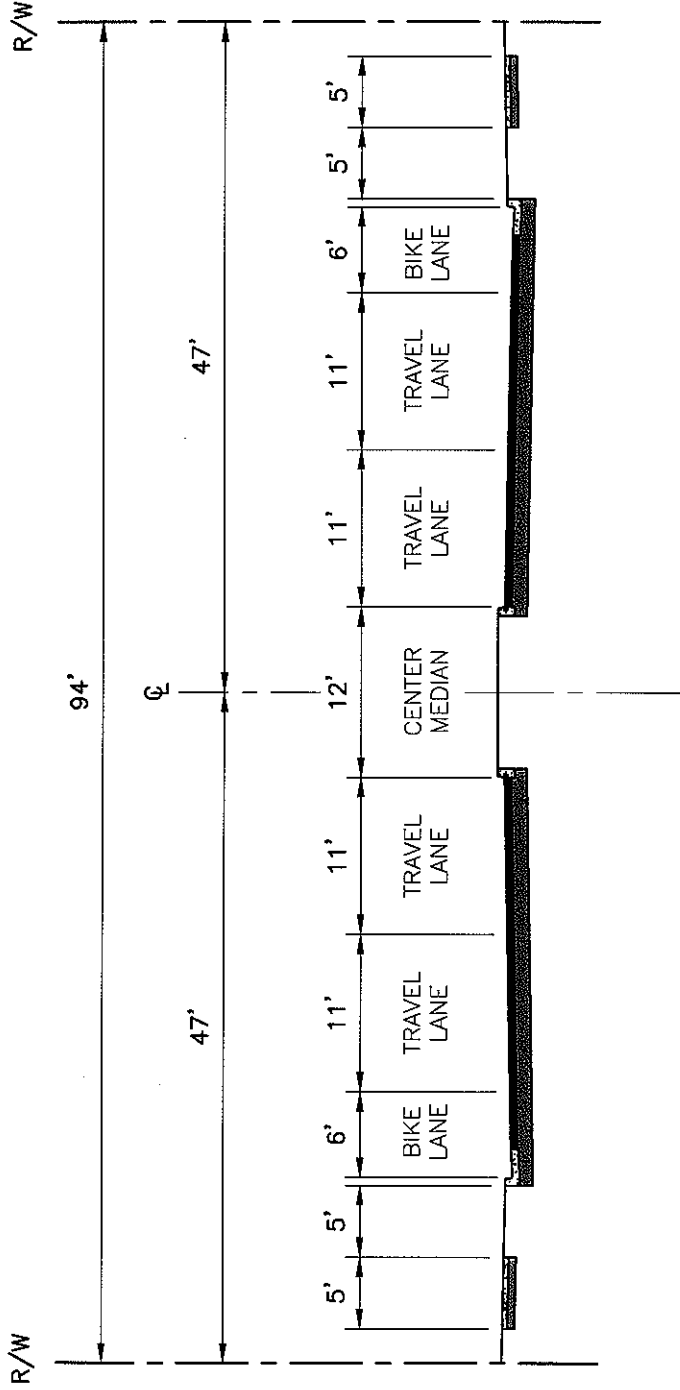
The curb to curb width for Yosemite Avenue seems to have been established by the development of the Moraga subdivision. It seems infeasible to make adjustments to a newly constructed roadway to accommodate the proposed 118' cross section.

I recommend the City of Merced designate the portion of Yosemite Avenue from Lake Road to Parsons/Gardner as a Special Arterial (which is an existing category in the proposed General Plan). In addition I recommend the cross section for this Special Arterial be designated to conform to the attached drawing. This drawing generally reflects the cross section in the plans for the Moraga subdivision.

Thank you for your help in resolving this matter.

Steve Rough
Chairman, Yosemite Church Facilities Ministry Team





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 JUL 22 2011
 CITY OF MERCED
 PLANNING DEPT.

NOTES:

1. THIS CROSS SECTION IS APPLICABLE FOR YOSEMITE AVENUE BETWEEN LAKE ROAD AND PARSONS/GARDNER.
2. ACTUAL RIGHT-OF-WAY WIDTHS MAY VARY TO REFLECT EXISTING ROADWAY IMPROVEMENTS ALREADY CONSTRUCTED IN GENERAL CONFORMANCE WITH THIS STANDARD.
3. ADDITIONAL RIGHT-OF-WAY MAY BE NECESSARY AT APPROACHES TO INTERSECTIONS TO ACCOMMODATE RIGHT TURN LANES.

N.T.S.

CITY OF MERCED

PROPOSED

SPECIAL ARTERIAL - YOSEMITE AVENUE



**PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT**

Paul A. Fillebrown
Interim Director

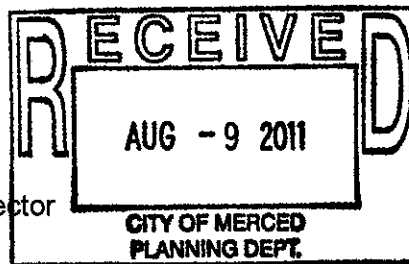
William R. Nicholson
Assistant Director

2222 "M" Street
Merced, CA 95340
(209) 385-7654
(209) 726-1710 Fax
www.co.merced.ca.us

Equal Opportunity Employer

August 5, 2011

David Gonzalves, Development Services Director
City of Merced
678 West 18th Street
Merced, CA 95340



RE: Comments on the Final Environmental Impact Report for the Vision 2030 General Plan

Dear Mr. Gonzalves:

The County appreciates the detailed responses provided in the Final Environmental Impact Report (EIR) to the letter submitted by the County of Merced dated October 19, 2010. The specific modifications proposed to address Castle Airport are positive steps in helping the County protect and promote the future reuse of this important aviation resource in the region. Specifically, the proposed new Implementing Action No. 5.1.d under Safety Policy S-5.1 reflects the City's commitment to: "Work with the County of Merced on land use and master planning issues in the vicinity of Castle Airport and its Land Use Compatibility Zones." In return, the County commits to working with the City when the more detailed processing of the Castle Farms Community Plan and related environmental review is processed following the General Plan's adoption.

As you are aware, the County is finalizing the draft policies for our Merced County 2030 General Plan Update. In recent discussions before the Planning Commission and Board of Supervisors support for a agricultural mitigation policy that would apply equally to the County unincorporated communities as well as to City growth has been promoted. This policy is identified as Policy No. AG-2.2 in the current version of the General Plan identified as the "*Planning Commission Review Draft 2030 Merced County General Plan*." To reflect the benefits of employment and revenue generating activities located on commercial and industrial properties, and as an encouragement for Cities to adopt similar agricultural mitigation policies, the County is considering applying a one to one acre mitigation requirement on urban residential projects which convert productive agricultural land, but exempting land designated commercial and industrial. The City's Final EIR, in response to the County's letter in Response 5.P. suggests adding Implementing Action UE-1.1.f wherein the City commits to working with the County and other cities within the county on a County-wide agricultural land preservation policy. The County is encouraged by this addition to the General Plan and looks forward to future cooperative discussions on this program.

Finally, the response to Comment 5.O. pertaining to adequate planning for future annexation of existing Rural Residential Centers north and east of the City indicates that future "private development projects and area specific plans" will provide the details on the location of public facilities and level of public services to be provided. The County would like to continue to reinforce that these Rural Residential Centers provide unique characteristics and challenges as the City grows towards the University Community and UC Merced Campus, and early coordination with the County, and joint outreach to these neighborhoods will be important to adequately plan for future urban expansion and annexation. The County remains willing to

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ATTACHMENT 7G

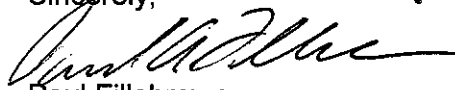
David Gonzalves
City of Merced
August 5, 2011
Page 2

coordinate with the City as plans are developed and community outreach is initiated.

This level of coordination will also be important as the City moves into the community plan drafting stage for the various community plan areas contained within the City's proposed growth area.

Again, thank you for the detailed responses to the County's comments on the Draft EIR, and we remain available to discuss the issues raised in the earlier letter and the coordinated planning efforts identified above.

Sincerely,



Paul Fillebrown,
Interim Director

cc: Larry T. Combs, County Executive Officer
James Fincher, County Counsel
Mark Hendrickson, Director, Commerce, Aviation, Economic Development

UNIVERSITY OF CALIFORNIA, MERCED

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SANTA BARBARA • SANTA CRUZ

PHYSICAL PLANNING, DESIGN & CONSTRUCTION

THOMAS E. LOLLINI
ASSOCIATE VICE CHANCELLOR

UNIVERSITY OF CALIFORNIA, MERCED
5200 North Lake Road
MERCED, CALIFORNIA 95343
(209) 228-4479
FAX: (209) 228-4468

August 16, 2011

VIA EMAIL AND OVERNIGHT SERVICE

Ms. Kim Espinosa
Planning Manager
City of Merced
Planning Department
678 West 18th Street
Merced, CA 95340

RE: Changes to City of Merced General Plan

Dear Ms. Espinosa:

The University of California, Merced (UC Merced or the University) appreciates the City's cooperation and responsiveness in making changes to the City of Merced Vision 2030 General Plan to accurately reflect the revised land use map of the UC Merced Campus and the associated University Community North. To assist the City in completing the revisions, the University has identified all places in the General Plan where these conforming changes are requested. That information is presented in the attached exhibits.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Lollini", with a large circular flourish to the left.

Thomas E. Lollini, FAIA
Campus Architect and Associate Vice Chancellor
Physical Planning, Design and Construction

Encl: Exhibit 1- Proposed Modifications for City of Merced for Vision 2030 General Plan

CC: Director of Development Services David Gonzalves
City Attorney Greg Diaz
Vice Chancellor for Administration Mary E. Miller
Associate Chancellor Janet Young
University Counsel Elisabeth Gunther
Director of Governmental Relations Cori Lucero

ATTACHMENT 7H

Exhibit 1: Proposed Modifications for City of Merced Vision 2030 General Plan

Page/Figure	Change needed	Comment
Page I-V (Summary)	Change campus and University Community boundary	Use Figure 1 (attached) instead of Exhibit 1 to revise the boundaries of UC Merced and University Community
Figure 2.3, SUDP/SOI	Change campus and University Community boundary	Use Figure 1 (attached) to revise the boundaries
Figure 2.4a, General Plan Study Areas	Change campus and University Community boundary	Use Figure 1 (attached) to revise the boundaries
Figure 2.4b, Area of Interest	Change campus and University Community boundary	Use Figure 1 (attached) to revise the boundaries
Figure 3.1, Land Use Diagram	Change campus and University Community boundary Show land uses for UC Merced and University Community North	Use Figure 1 (attached) to revise boundaries Use Figure 2 (attached) to revise the land uses of the Campus and University Community North.
Figure 3.2, Proposed SOI/SUDP	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Table 3.1, Merced Planned Land Use Summary	Revise the numbers in this table.	Use Tables 1 and 2 to revise the land use summary table. Table 1 below gives the major campus land uses and the acreage for each land use. Table 2 gives the land uses and acreages for University Community North.
Figure 3.5, Regional Enterprise Zone	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 3.6, Commercial and Industrial Corridors	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 3.9, Proposed Community Plans	Change Campus and University Community boundary. Also revise the label "UC Community Plan" on the graphic to "University	Use Figure 1 (attached) to revise the boundaries

Exhibit 1: Proposed Modifications for City of Merced Vision 2030 General Plan

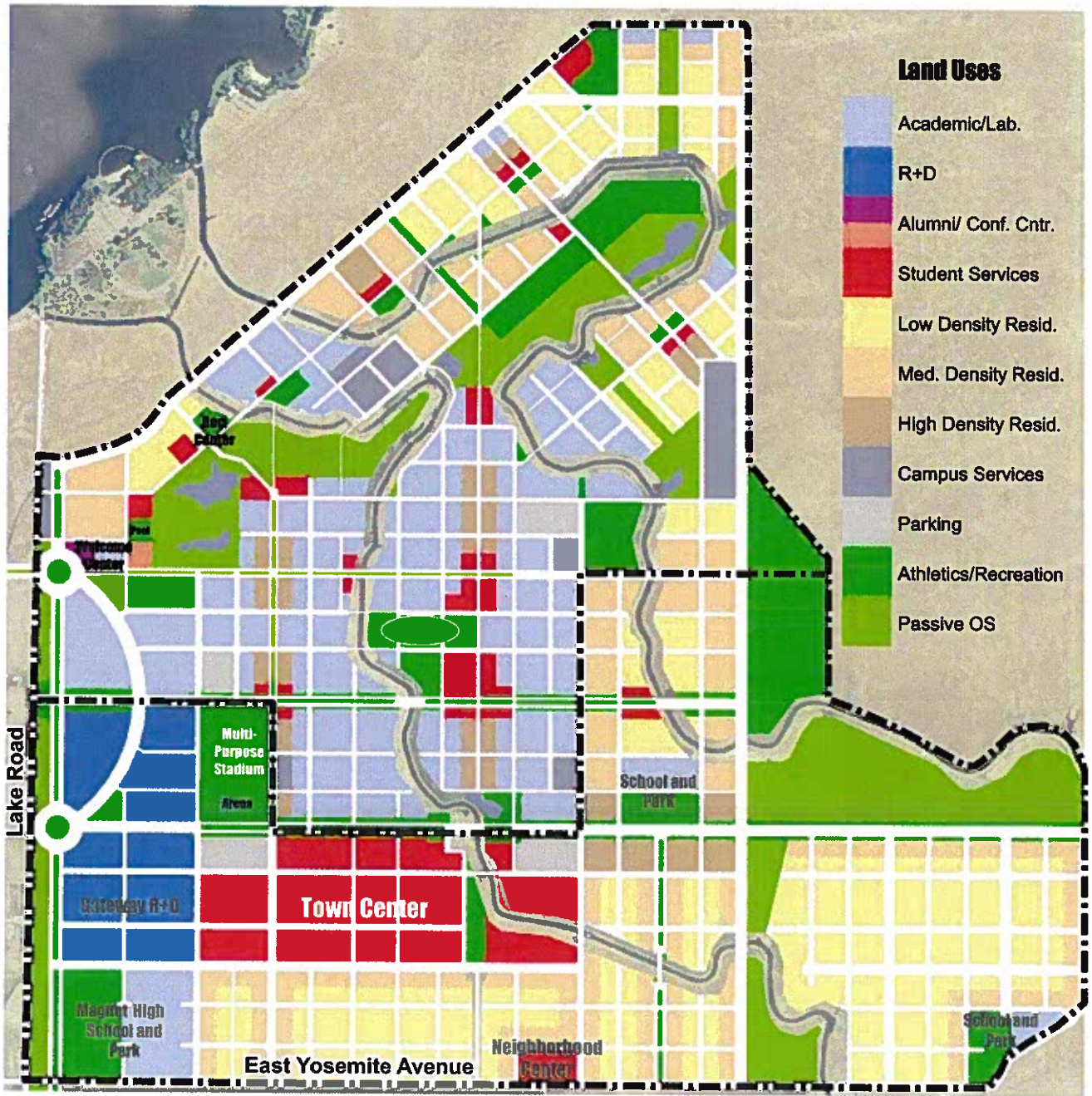
	Community Plan.”	
Page 3-72	Revised the text in first full paragraph as follows: “Conceptual land use plans, prepared by the University <u>Community Land Company</u> and the Community South property owners are included in Section 3.10, <i>Appendix</i> .”	
Figure on page 3-89 (in Appendix 3.10)	Replace graphic.	Use Figure 2 (attached)
Figure 4.2, Major Regional Routes	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 4.7, M Street Transit Corridors	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 4.8, Railroads through Merced	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 4.9, Bicycle Transportation Plan	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 7.1, Parks and Open Space Master Plan	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 8.2, Planning Area Wetlands Inventory	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 8.4, Soil Compatibility Groups	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 8.5, Soil Association Map	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 8.6, Important Farmland Map	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 11.3, Dam Failure Inundation Areas	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 11.5, Flood Prone Areas	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 11.6, Fire Station Service Areas	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 11.9, Castle Airport Land Use Compatibility Zones	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries
Figure 11.10, Police Districts	Change Campus and University Community boundary.	Use Figure 1 (attached) to revise boundaries

**Table 1
Major Campus Land Uses**

Land Use	Approximate Acreage
Campus	
Academic Core	200 ¹
Academic/Laboratory	115
Research and Development	75
Alumni/Conference Center	10
Student Services	30
Student Housing	195
Campus Services	40
Parking	110
Athletics and Recreation	140
Passive Open Space	100
Total	815

**Table 2
Major Land Uses in the 2009 University Community North**

Land Use	Community North		Total
	Town Center	Residential Neighborhoods	
Single Family	45	330	375
Multi Family	4	10	14
Mixed Use	15		15
Retail	8	6	14
Office	5		5
Research and Development	71		71
Schools		43	43
Parks and Open Space	5	76	81
Shared Parking	9		9
Streets	52	154	206
Total Acres⁷	214	619	833



NOT TO SCALE

SOURCE: UC Merced - May 2008

FIGURE 2.0-4

2009 LRDP Campus Land Use Map

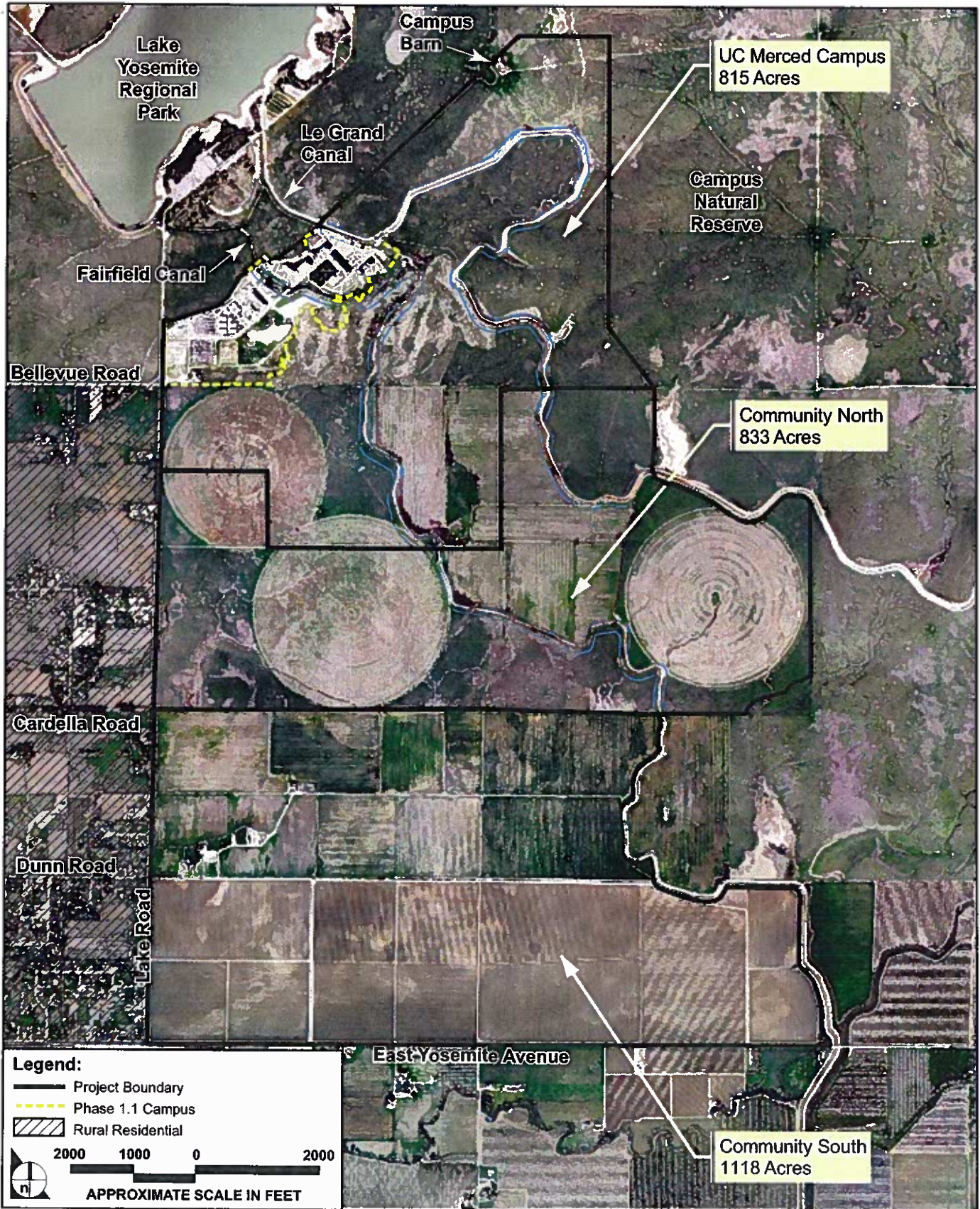


FIGURE 2.0-2

Campus and University Community Planning Areas

RRM Design Group
3765 S. Higuera St., Ste. 102
San Luis Obispo, CA 93401
P: (805) 543-1794
F: (805) 543-4609
www.rrmdesign.com

August 30, 2011

Honorable Mayor Bill Spriggs and City Council Members
City of Merced
678 West 18th Street
Merced, CA 95340

Re: General Plan Update

Honorable Mayor and Council Members,

I am writing to you both as a professional planner, and business owner with RRM Design Group, and also on behalf of the owners of Castle Farms who are working with Brookfield. I have worked in and around the Merced Area for over 20 years. My planning career spans over 30 years. I have seen many City and County General Plans and I can say with confidence that the City of Merced General Plan is an exceptional plan that reflects a vision for a quality community and provides the policy framework necessary to see it become reality. I know you, your staff, your consultant team, and the Planning Commission have worked hard to come to the point of having a finished product to adopt. I want to urge you to adopt the plan you have before you.

With the dramatic economic decline, comments have been made expressing concern over the size of General Plan's Planning Area boundaries. It is important to maintain the perspective that the General Plan is a long range planning document, not based upon economic market conditions (which are often just a snapshot in time), but driven by the vision for the City's desired form and character. The City's General Plan Planning Area Boundaries identify key growth areas that provide the opportunities necessary to keep the City well positioned for a variety of options for economic growth, which, now more than ever is critical. It isn't the ultimate size of the Planning Area that should be of concern, but rather the content of the policy framework in the General Plan that will guide future City growth. To that end, you can be confident in the updated plan before you.

As stakeholders affected by the General Plan Update we have been working with the City to assure compatibility with our future efforts. The owners support the updated General Plan policies requiring smart growth and the "village" concept. Land Use assumptions for the property show conformance with the City's village concept as well as compliance with the County's Airport Land Use Compatibility Plan. The Castle Farms property is a strategically important site to the City for a number of reasons:

1. The property being under single ownership control affords the opportunity to master plan a significant area (2,600 acres) as a single master planned expansion of the City. This provides a more cohesive, rationally planned expansion than smaller parcels will offer.
2. The scale of the Plan Area provides greater opportunity to absorb costs of critical citywide infrastructure improvements and be incrementally phased to provide the most economical project to match the market.
3. The site is relatively free of environmental constraints (e.g. no vernal pools, flood zones, etc.) that will restrict growth.
4. While it is actively farmed, the majority of the site does not contain Prime Agricultural Land Soils and is otherwise an isolated agricultural unit.

ATTACHMENT 7I

Mayor Spriggs and Council Members
August 30, 2011
Page 2 of 2

5. The site provides two miles of frontage for the future Atwater-Merced Expressway (AME) and the owners are cooperating to accommodate the full right-of-way along this frontage to help avoid environmental constraints (and costly mitigation) on the south side of the road alignment and minimize impacts to existing properties to the south.
6. Planning the full property as a unit will allow the City the opportunity to define the City edge in this northwestern corner.
7. Phasing of development within a master planned unit will result in better planned utilities, roadways, parks, and other public amenities.
8. The site is situated well to support public transit opportunities associated with the completion of the AME through appropriate densities and job generation.
9. The plan area is located outside the existing 100 year flood plain as well as the 200 year flood plain which recently became a new requirement to be met in the future.

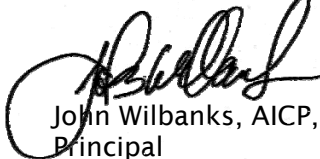
The owners have a relationship with Brookfield who remains interested and confident in the future of Merced and sees this property as an important property to support the economic growth in the region poised to occur as a result of the presence of the University of California and the efforts of the County at the Castle Commerce Center.

Keeping your eye on the big picture when the immediate circumstances seem so unpromising is challenging and daunting. But as City leaders, you are in the position to see beyond the current circumstances and set in place the mechanisms to ensure when things get good again, the City is prepared to respond rather than react. Strong leadership in tough and challenging times will make the difference in just how good the good times are.

We urge the Council's support in certifying the EIR and adopting the General Plan update recommended to you by your Planning Commission.

Sincerely,

RRM DESIGN GROUP



John Wilbanks, AICP, CNU-A
Principal

cc: Gonzalo Rodriquez, Brookfield Land Company

September 19, 2011

Mayor Spriggs and members of the Merced City Council:

Thank you for the opportunity to comment on the very thorough process undertaken by the City in preparing the General Plan Update and EIR. LWH Farms, LLC, owner of the Southern portion of the approved University Community, appreciates the multiple opportunities presented to participate in this process through the Public Hearings and multiple comment periods.

LWH Farms, LLC supports the inclusion of the accurate borders for the University campus and northern portion of the University Community Land Company lands.

We look forward to continuing to work productively with the City, County and the University Community Land Company to bring to life the University Community. In addition to the great economic, educational and cultural benefits to be earned from the University, there will be additional contributions of economic benefits through job creation, property taxes, business revenues and taxes flowing to the County and City as well as opportunities for area residents to live and work in a community developed to the best available economically feasible sustainable standards.

Thank you again.

Sharon Hunt Dicker, Real Estate Manager

LWH FARMS, LLC

3758 Lake Road

Merced, CA 95340

Castle Farms, Inc.
5935 N State Highway 59
Merced, CA 95348
(559) 227-6400

September 14, 2011

Honorable Mayor Bill Spriggs and City Council Members
City of Merced
678 West 18th Street
Merced, CA 95340

RE: General Plan Update

Honorable Mayor and Council Members,

Castle Farms, Inc. is a farming company in full support of the updated general plan policies requiring smart growth and the "village" concept. As farmers, we are fully aware that the Castle Farms property is not prime agricultural land. We support the inclusion of our property as a future City growth area to be designated for a future Community Plan in the General Plan.

I would have liked to address the meeting personally, but we are harvesting around the clock and it would be very difficult for me to attend.

I believe the City's General Plan shows forward thinking by including this property for future growth. Castle Farms, Inc. encourages the Council to support both the staff and the Planning Commission recommendations and approve the General Plan as proposed.

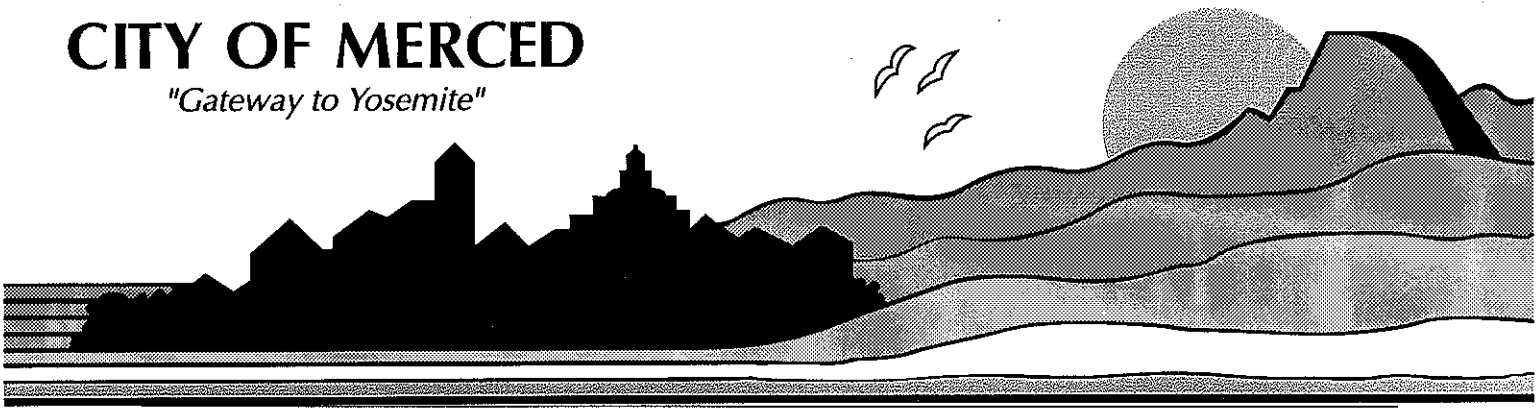
Sincerely,



Vince Kovacevich
Castle Farms, Inc.
Vice President

CITY OF MERCED

"Gateway to Yosemite"



Office of Economic Development 1-800-723-4788 209 385-4788 Office 209 723-1780 Fax

October 4, 2011

Ms. Kim Espinosa
City of Merced
678 W. 18th Street
Merced, CA 95340

Re: 2030 General Plan Update

Dear Ms. Espinosa:

The City of Merced Economic Development Advisory Committee (EDAC) has reviewed the draft 2030 General Plan Update and applauds the efforts of the Merced Planning Department. During the review, the EDAC members identified two areas of concern relative to the 2030 General Plan Update. The Committee is responsible for overseeing the policies that may impact the City's economic development efforts and economic well-being.

In their current form, the proposed addition of the Mission Lakes project to the City's Sphere of Influence and Land Use Policy-2.7a are of concern to EDAC. Please take the following text into consideration as you move forward with completing the 2030 General Plan Update:

Protection of the Merced Regional Airport

For a number of reasons, the Mission Lakes development is incompatible with the Merced Regional Airport and should be removed from the final version of the Vision 2030 General Plan.

First, as stated in the draft Merced Vision 2030 General Plan on page 2-7 in paragraph 2.3 URBAN EXPANSION, "the Mission Lakes property is significantly impacted by airport land use policies." If allowed to be built, this future planned community will be built directly under the approach path and less than

ATTACHMENT 7L

678 West 18th Street • Merced, California 95340

one mile from the Airport's primary runway. There is not an airport in the country that has not been negatively impacted by increasing the number of residential properties close to an airport's primary approach and departure routes.

In addition, Mission Lakes plans to develop numerous ponds or small lakes under this approach path as part of a future golf course. While a golf course may be compatible with airport operations, these ponds will instinctively be new habitats for local and migratory birds. These types of birds significantly decrease safety for aircraft at low altitudes, especially flying approaches to land, or while taking off. Additionally, these ponds or small lakes will induce the formation of "Tule Fog", once again creating a safety hazard to aircraft, and affecting the airport's ability to operate.

The Merced Municipal Airport is an economic development asset for the City, and is used to attract new businesses to the community and support existing local businesses. If we lose the ability to use the Airport at its full capacity due to land use conflicts, then we are put at a competitive disadvantage for drawing new businesses to the City and fostering the growth of startups and existing businesses.

Land Use Policy L-2.7a – Retail Centers on Corners

The current City of Merced General Plan prohibits major retail community/regional centers from locating corners on thoroughfares with the designation of arterial streets. The thought behind prohibiting such land uses is to reduce the traffic impacts where two arterial streets meet such as Yosemite and G Street for example.

Major retail centers are allowed at mid-block locations. An example of a mid-block retail center is the Merced Marketplace on Olive Avenue between Austin Avenue and Loughborough Drive. Merced Marketplace is situated on 27 acres which was the last major available piece of commercially designated property located on Olive Avenue when it was developed. Since then, smaller neighborhood centers such as the Promenade and Rancho San Miguel have flourished on corner sites.

At a session called Retail Realities, long-time retail developers Chuck Shaw, Fite Development, and Matthew Alexander, Staubach Retail Services, noted that the mid-block concept put Merced at a competitive disadvantage. Both noted that major retailers prefer and thrive on corners and with proper design and

engineering, traffic impacts may be minimized. All three noted that the mid-block policy coupled with the City's impact fee system makes it very difficult for developers to offer attractive sites and lease rates to major and desired retailers.

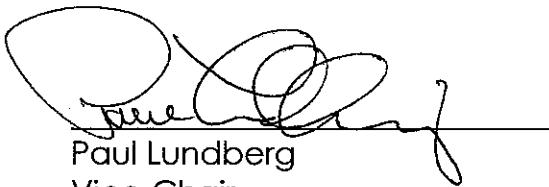
The 2030 General Plan update no longer prohibits major community/regional retail centers on corners, as stated in the excerpt below:

“Although the City believes that new commercial centers should not ideally be located at the corner of two arterials, the City might consider extremely limited exceptions for large-scale (minimum of 20 acres), high-quality projects which agree to abide by strict access and land use restrictions in proximity to the intersection (i.e. no freestanding pads with multiple curb cuts and no driveway cuts on arterials—only on internal streets), provide internal access and strong connectivity from the adjacent neighborhood, provide a mix of uses and residential densities throughout the project provide good transit and pedestrian access, provide high quality architecture, landscaping, site design, and signage, and provide significant public improvements. Such exceptions would need to be negotiated as part of a development agreement and through the use of Planned Development Zoning.”

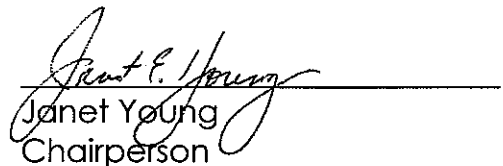
While EDAC supports the proposed exception, the Committee members recommend that the first sentence should read “Although the City believes that new commercial centers should not ideally be located at the corner of two arterials, the City **will** consider” The proposed language suggests that the City is willing to entertain retail developments that have merit but require some flexibility. A simple impression that staff is willing to work with developers, leasing agents, and retailers may place Merced in a more competitive position given the relatively new shopping centers in Chowchilla, Atwater, and Turlock.

Thank you for the opportunity to review and comment on the 2030 General Plan Update. Should you have questions regarding EDAC's concerns, please address your inquiries to Economic Development Director Frank Quintero.

Respectfully submitted,



Paul Lundberg
Vice-Chair
EDAC



Janet Young
Chairperson
Regional Airport Authority &
EDAC Member



Local Agency Formation Commission
2222 M Street
Merced, CA 95340
Phone (209) 385-7671 / Fax (209) 726-1710
www.lafcomerced.org

December 15, 2011

Kim Espinosa, Planning Manager
City of Merced Planning & Permitting
678 West 18th Street
Merced, CA 95340

RE: City of Merced Draft General Plan Update Sphere of Influence Issues

Dear Kim:

This letter is written in response to some of the discussion that occurred during the City Council meeting regarding the City's General Plan Update on November 21, 2011. Specifically, the issue relates to the changes in the City's Sphere of Influence boundary that will be submitted to LAFCO following adoption of the General Plan Update.

There was at least one area where the City Council actually discussed reducing the current Sphere of Influence located in the vicinity of McKee Road and North Bear Creek Drive. It is important for the City Council to recognize the City currently provides municipal water service to part of this area. This service is delivered to homes on the following streets: Arden Lane, Greenfield Drive, Clover Lane, and Bluegrass Lane. It would be contrary to LAFCO policies for the City to remove land that is connected to municipal water service from the City's Sphere of Influence.

A "Sphere of Influence" is defined in the State Government Code as "...a plan for the probable physical boundaries and service area of a local agency, as determined by the commission." (Section 56076) When LAFCO prepares a Sphere Report, we are required to look at "The present and probable need for public facilities and services in the area" under Section 56425(d)(2). In addition, the commission is to consider "The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency" under Section 56425(d)(4). Under these considerations, the existing or proposed need for municipal services in the area should be taken into consideration by the City in submitting a request to revise the sphere of influence, and the current existence of City water service to the area should not be overlooked.

One last consideration is that since enactment of the Cortese-Knox-Herzberg Local Government Reorganization Act of 2000, a city or special district is required to obtain LAFCO approval prior to providing services outside their boundaries. (Government Code Section 56133) LAFCO has approved many connections for individual properties to the City sewer and/or water service under this provision, including the UC Merced

ATTACHMENT 7N

Kim Espinosa, Planning Manager

December 15, 2011

Page 2

campus – although no LAFCO approval was required for the areas east of McKee Road, as the city water service was already being provided prior to 2000. However, it would be contrary to the intent of the Cortese-Knox-Hertzberg Act to remove lands already being served by the City from the existing Sphere of Influence.

Thank you for your consideration of the comments in this letter, and please call me at 385-7671 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Bill Nicholson".

Bill Nicholson
Executive Officer

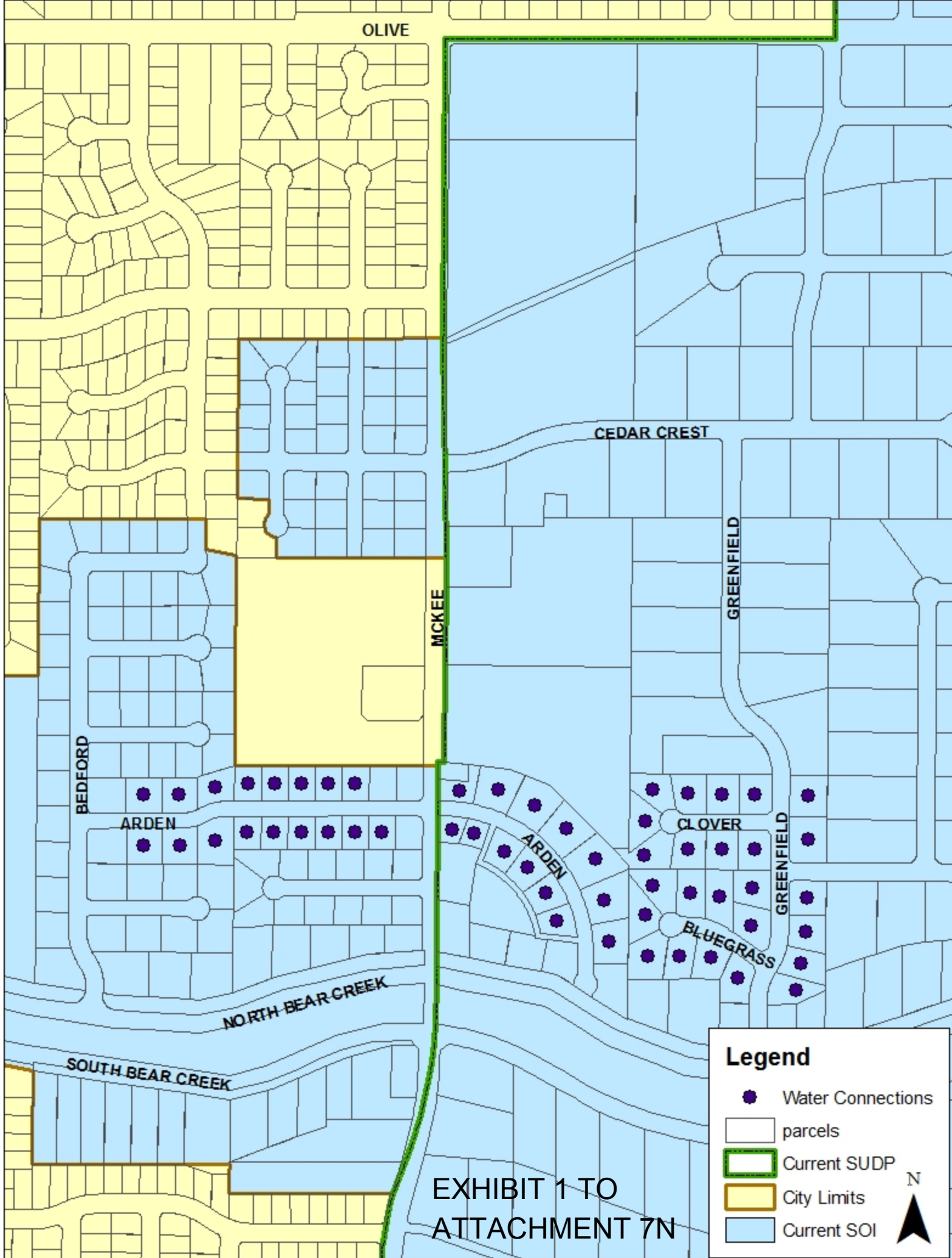


EXHIBIT 1 TO
ATTACHMENT 7N

Legend

- Water Connections
- parcels
- ▭ Current SUDP
- ▭ City Limits
- ▭ Current SOI

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December 15, 2011

Ms. Kim Espinosa
Planning Manager
City of Merced
Planning Department
678 West 18th Street
Merced, CA 95340


Re: UC Merced Comments on the City of Merced *Vision 2030 General Plan*

Dear Ms Espinosa:

The University of California, Merced (UC Merced) appreciates the opportunity to provide additional comments on the City of Merced *Vision 2030 General Plan*. UC Merced would like to recognize the City's past cooperation and responsiveness in making changes to the City of Merced *Vision 2030 General Plan*. The purpose of this letter is to provide a follow up to our meeting that was held on December 9, 2011. At this meeting, UC Merced identified the need for additional revisions to the Draft *Merced Vision 2030 General Plan* that included changes to General Plan policies, text, and land use map. The requested changes are associated with the UC Merced Campus and the University Community North land use plans.

It is our understanding that the Merced City Council will be holding a Public Hearing on January 3, 2012. The Council will be reviewing and considering several General Plan options for incorporation into the General Plan. UC Merced would request that the identified revisions be incorporated into the final adopted General Plan document. The information on the proposed changes is presented in the attached exhibits. Please let me know if you have any questions or need any additional clarification on the changes.

Sincerely,



Thomas E. Lollini, FAIA
Campus Architect and Associate Vice Chancellor
Physical Planning, Design and Construction

Encl: Exhibit 1 - UC Merced Comments on City of Merced 2030 Vision General Plan
Exhibit 2 - UC Merced Campus and University Community North Land Use Map
Exhibit 3 - UC Merced Campus Land Use Designations
Exhibit 4 - University Community North Land Use Designations
Exhibit 5 - UC Merced Comments on Tables and Figures

cc: Director of Development Services David Gonzalves
City Attorney Greg Diaz
Vice Chancellor for Administration Mary E. Miller
Associate Chancellor Janet Young
University Counsel Elisabeth Gunther
Director of Governmental Relations Cori Lucero
Director of Physical and Environmental Planning Phillip Woods
Gene Barrera, Associate Planner

**UC Merced Comments on City of Merced 2030 Vision General Plan
(UC Merced revisions are indicated in red underline for revised text and ~~red strikethrough~~ for deleted text)**

NOTE: The changes include but are not limited to those figures, maps and tables identified in Exhibit 5

NOTE: See the attached Exhibit 2 - UC Merced Campus and University Community North Boundaries and Land Use Map

Entire Document

#	Pg.	¶	Col.	Change	Source
1	--	--	--	Various Figures, Maps, and Table throughout the General Plan document will be modified to reflect the 2009 UC Merced and University Community North boundaries as adopted by the UC Board of Regents in 2009. This will include changes to the Land Use Diagram and SUDP/ SOI boundary for those areas only. See Exhibit 1 for the 2009 UC/UCP boundaries.	CS UC

University Community that includes both University Community North and University Community South

Chapter 2--Urban Expansion

#	Pg.	¶	Col.	Change	Source
8	2-1	1	L	Last sentence should read: "County policies that also affect the rural and suburban areas immediately outside the City's incorporated limits."	CS
9	2-6	4	R	The 1 st sentence of the 4 th paragraph should read: "The Land Use Diagram will accommodate a population larger than what is projected in <u>Table 2.1.a</u> , which reflects projections done by the Merced County Association of Governments in 2004, and includes the projected population for the City of Merced and its SUDP/ SOI along with the UC Merced campus and University Community . MCAG provides separate population projections for the UC area, which are included in the City's SUDP/ SOI numbers in Table 2.1. (The 2030 population number was subsequently reduced from 154,961 to 137,779 by MCAG in July 2010 when new population projections were adopted. A 2035 population projection of 152,100 was also added. A new Table 2.1.b has been added to show the July 2010 population projections for both the City and UC Merced University Community as well as Merced County.)"	CS

2004 (Adopted on December 21, 2004)

Chapter 3--Land Use

38	3-71	2	R	<p>The 2nd paragraph should read as follows: "In 2004-2002, the Merced County Board of Supervisors adopted the University Community Plan-UCP (also called a "Specific Urban Development Plan" or "SUDP") and associated environmental impact report for the development of an adjacent university community. In 2004, <u>when the SUDP was adopted by the County of Merced, the University Community Plan-UCP covered 2.133 acres and consisted of high-, medium-, and low-density housing; commercial buildings; buildings to house research and development; and parking, parks, schools, and open space.</u>"</p>	UC/ EIR
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#	Pg.	¶	Col	Change	Source
40	3-71 & 3-72	4 & 1	R & L	<p>The paragraph that follows the header "Current Revisions Under Consideration" should read as follows and the header should be modified to read "2009 Revisions":</p> <p>"After the 2002 adoption of the LRDP, UC Merced applied for a CWA Section 404 permit to fill approximately 86 acres of wetlands on the campus site. During discussions with various federal agencies, the University is proposing <u>proposed</u> an alternative to reduce the Campus' impacts on wetlands by reducing the size of the developed portion of the Campus from 910 acres to 810 <u>815</u> acres and shifting the Campus boundary south into an area that was to be occupied by the University Community and shifting the Community boundary east. This proposed change brought about the need to revise the UC Merced LRDP and the University Community Plan, for which UC Merced officials prepared applications and an associated EIR, adopted by the University of California Board of Regents in 2009. Now Merced County will review the proposed change to the University Community Plan based on principles and objectives of the University Community Plan adopted in 2004. After that adoption, the University Board of Regents had indicated that it intended to submit an application for a University Community Plan Update to Merced County, which has land use jurisdiction over the University Community. Although this application has not yet been submitted to the County, the City of Merced has chosen to acknowledge the revised 2009 boundaries for the University and the University Community North within the Merced Vision 2030 General Plan since the environmental impacts of those boundaries have been fully analyzed in UC's EIR, which involved the participation of the University, the County of Merced, and the City of Merced."</p>	CS

77.79 acres

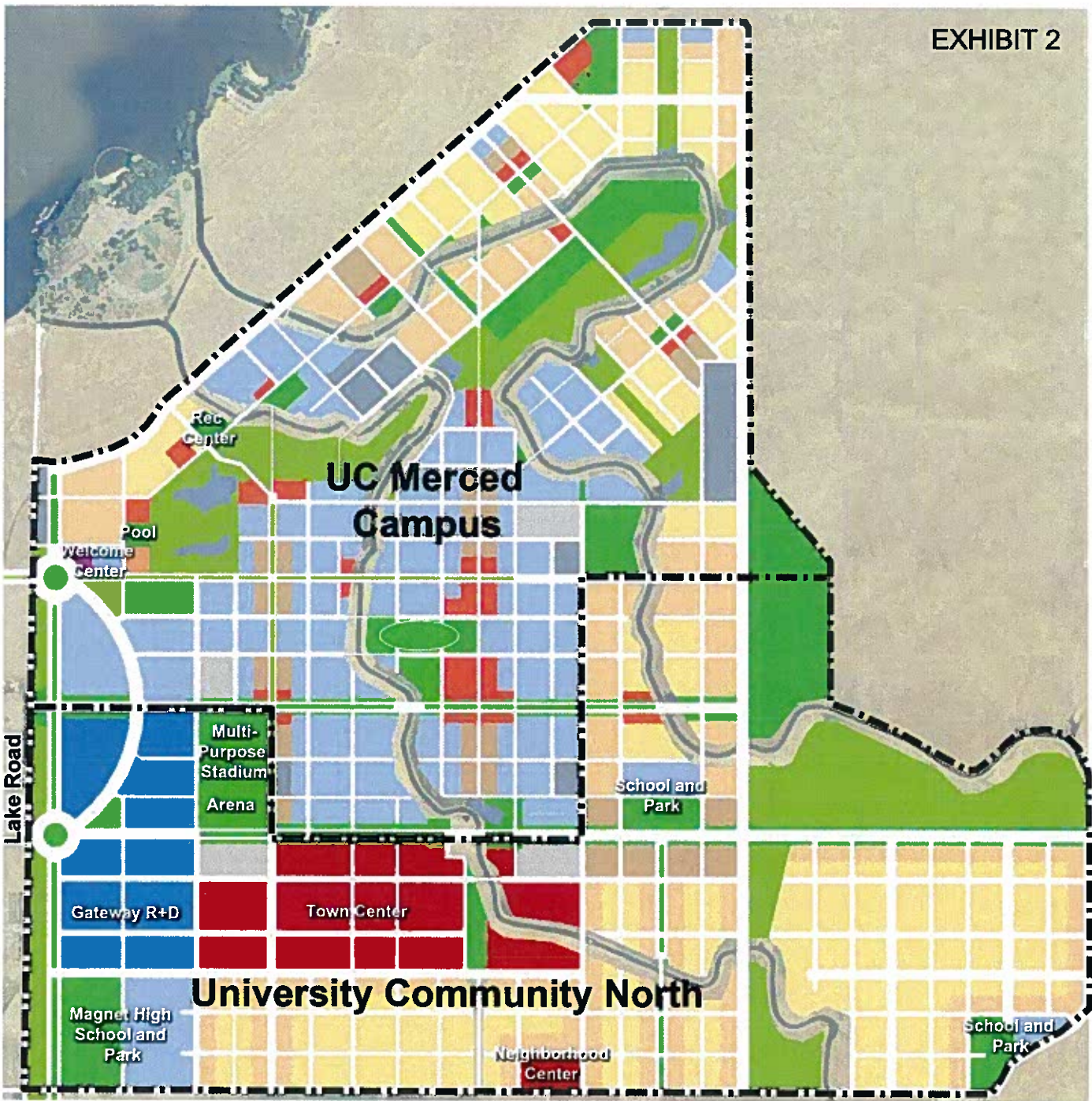
815 acres

5,198 attending the
Fall 2011 session

875 students

Chapter 5--Public Services & Utilities

68	5-14	1	R	The 2nd & 3rd sentences should read: "The first phase of the campus opened in Fall 2005 with <u>870 students</u> . Development of the campus has advanced significantly with approximately 3,500 <u>4,300</u> attending the Fall 2010 session."	CS
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Legend

UC Merced Campus Land Uses

- Academic/Laboratory
- Low Density Residential
- Research/Development
- Medium Density Residential
- Alumni/Conference Cntr.
- High Density Residential
- Student Services
- Campus Services
- Parking
- Athletics/Recreation
- Passive Open Space

University Community North Land Uses

- School
- Parking Structures
- Research/Development
- Athletics/Recreation
- Town Center Mixed Use
- Community Park
- Low Density Residential
- Medium Density Residential
- High Density Residential

NOT TO SCALE

SOURCE: UC Merced - December 2011

UC Merced Campus & University Community North Land Use Map

UC Merced Campus Land Use Designations

Land Use Designations

The following are land use designations of the built environments envisioned within the boundaries of the UC Merced Campus.

Academic Use/Laboratory

Academic uses include classrooms; instructional and research laboratories; undergraduate, graduate, and professional schools and programs; ancillary support facilities such as administrative facilities, libraries, performance and cultural facilities, clinical facilities, research institutes, conference facilities, and services supporting academic operations.

Research/Development

This land use designation includes Research and Development uses dedicated to joint development with industry. As commercial ventures, these land uses may require on-site parking. Other supporting uses in the district would include parking, transit facilities, and research-related office and administrative activities.

Alumni/Conference Center

This land use designation includes alumni and conference centers, office space and meeting rooms.

Student Services

This land use designation includes student unions, admissions, registrar, dining halls, bookstores, financial aid, career, health and counseling services, academic assistance and recreation/fitness centers.

Parking

The parking land use designation includes landscaping, paths, onsite utility services, sidewalks, and all roads associated with service facilities. It also includes on-street and interim parking. Parking will be supplied at a rate of 0.62 per enrolled student. However, it is expected that a higher rate will be necessary until the campus and local transit systems mature. In the course of campus development, incidental lots associated with individual projects or clusters will be developed, while larger interim surface lots will be developed near the edges of the evolving campus.

Low Density Residential (36-60 beds/gross acre)

Residential facilities for undergraduate and graduate students, students with families, student groups, international students with families, and other university affiliates.

Medium Density Residential (48-80 beds/gross acre)

Residential facilities for undergraduate and graduate students, students with families, student groups, international students with families, and other university affiliates.

High Density Residential (63-320 beds/gross acre)

Residential facilities for undergraduate and graduate students, students with families, student groups, international students with families, and other university affiliates.

High Density Residential/Mixed Use Main Street (180-320 beds/acre)

Academic, Student Services plus Residential facilities for undergraduate and graduate students, students with families, student groups, international students with families, and other university affiliates.

Campus Services

This land use designation includes facilities that are required to service the campus on a daily basis. This includes facilities for personnel and equipment related to the operations, security and safety, and maintenance of University facilities; e.g., general maintenance activities, materials handling, police offices and facilities, utility plants, service yards, recycling areas, storage, etc.

Athletics/Recreation

This land use designation encompasses indoor and outdoor athletic facilities and fields. The Athletics/Recreation designation also includes setbacks, landscaping, paths, on-site utility services, sidewalks and roads associated with facilities.

Passive Open Space

The Passive Open Space land use designation includes larger, landscaped spaces within the campus boundaries. It also incorporates the campus storm water management systems, including lakes and detention areas, as well as the irrigation canals, which will be integrated into the campus pathway and open space systems.

University Community North Land Use Designations

Land Use Designations

The land use designations for University Community North include a mixture of residential, neighborhood oriented commercial, research and professional office space, school, recreation neighborhood and linear parks, and parking.

School

Three sites for elementary and secondary schools have been designated within University Community North. The school sites are located next to a designated dual use community park site and are centrally located within the University Community North's residential neighborhoods.

Research/Development

The Research and Development land use designation includes high-quality office, institutional, research, and office-support space in one to four story buildings arranged as a "Gateway District".

Town Center Mixed Use

The Town Center Mixed Use district connects the UC Merced Campus and University Community North. It includes mixed-use commercial and residential activities, cultural facilities and supporting parking. The following uses are included within the Town Center Mixed Use category:

Commercial Mixed Use: This includes a mix of office and commercial services that have an urban character with buildings located along the street edge, courtyard spaces and shared parking structures.

Residential Mixed Use: This includes a mix of housing and commercial services. Building heights range from two to four stories. The blocks have an urban character with buildings located along the street edge, courtyard spaces and parking structures.

Townhouses: This includes urban style townhouses or rowhouses sharing common open space, tuck under parking accessed by parking courts and a street-oriented design. They are designed to include live-work units.

Residential

Within the University Community North, residential neighborhoods include a mix of housing types arranged on 3-acre blocks divided by smaller streets. Residential Densities would range from 5 to 9 du/net acre for low density, 10 to 20 du/net acre for medium density and up to 24 du/acre for high density townhouses. Each neighborhood has a unique center that contains parks, commercial and institutional services that support both the neighborhood and larger community. The following are the main residential components of University Community North:

Low Density Residential: This land use designation includes traditional single-family houses. A typical 3 acre block is divided into halves with an internal street and organized with a system of alleys with secondary accessory dwelling units.

Medium Density Residential: This land use designation includes small lot single family houses or townhouses. A typical 3-acre block is divided into quadrants with narrow internal streets. The 3-acre block may be organized into a system of alleys.

High Density Residential: This land use designation includes garden-style townhouses sharing common open space with parking courts and street-oriented design. The use is designed to co-exist with medium and low density uses and interface with commercial and institutional uses.

Parking Structures

The parking land use designation also includes setbacks, landscaping, paths, onsite utility services, sidewalks, and all roads associated with service facilities.

Athletics and Recreation

This land use designation includes indoor and outdoor athletic facilities and fields. The designation also includes setbacks, landscaping, paths and sidewalks.

Community Park

This land use designation includes parks, public open space, and facilities devoted to playgrounds, play fields, trails, picnic areas, and related recreational activities.

UC Merced Comments on Tables and Figures		
Page/Figure	Change needed	Comment
Page I-V (Summary)	Change campus and University Community boundary	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 2.3, SUDP/SOI	Change campus and University Community boundary	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 2.4a, General Plan Study Areas	Change campus and University Community boundary	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 2.4b, Area of Interest	Change campus and University Community boundary	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 3.1, Land Use Diagram	Change campus and University Community boundary	Use Exhibit 2 to revise the boundaries of UC Merced and University Community Use
	Show land uses for UC Merced and University Community North	Use Exhibit 2 to revise the land uses of the Campus and University Community North.
Figure 3.2, Proposed SOI/SUDP	Change Campus and University Community boundary.	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Table 3.1, Merced Planned Land Use Summary	Revise the numbers in this table.	
Figure 3.5, Regional Enterprise Zone	Change Campus and University Community boundary.	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 3.6, Commercial and Industrial Corridors	Change Campus and University Community boundary.	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 3.9, Proposed Community Plans	Change Campus and University Community boundary. Also revise the label "UC Community Plan" on the graphic to "University Community Plan."	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Page 3-72	Revised the text in first full paragraph as follows: "Conceptual land use plans, prepared by the University <u>Community Land Company</u> and the Community South property owners are included in Section 3.10, <i>Appendix</i> ."	
Figure on page 3-89 (in Appendix 3.10)	Replace graphic.	Use Exhibit 2
Figure 4.2, Major Regional Routes	Change Campus and University Community boundary.	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 4.7, M Street Transit Corridors	Change Campus and University Community boundary.	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 4.8, Railroads through Merced	Change Campus and University Community boundary.	Use Exhibit 2 to revise the boundaries of UC Merced and

		University Community
Figure 4.9, Bicycle Transportation Plan	Change Campus and University Community boundary.	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 7.1, Parks and Open Space Master Plan	Change Campus and University Community boundary.	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 8.2, Planning Area Wetlands Inventory	Change Campus and University Community boundary.	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 8.4, Soil Compatibility Groups	Change Campus and University Community boundary.	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 8.5, Soil Association Map	Change Campus and University Community boundary.	Use Exhibit 2 to revise the boundaries of UC Merced and University Community
Figure 8.6, Important Farmland Map	Change Campus and University Community boundary.	Use Exhibit 2 (attached) to revise boundaries
Figure 11.3, Dam Failure Inundation Areas	Change Campus and University Community boundary.	Use Exhibit 2 (attached) to revise boundaries
Figure 11.5, Flood Prone Areas	Change Campus and University Community boundary.	Use Exhibit 2 (attached) to revise boundaries
Figure 11.6, Fire Station Service Areas	Change Campus and University Community boundary.	Use Exhibit 2 (attached) to revise boundaries
Figure 11.9, Castle Airport Land Use Compatibility Zones	Change Campus and University Community boundary.	Use Exhibit 2 (attached) to revise boundaries
Figure 11.10, Police Districts	Change Campus and University Community boundary.	Use Exhibit 2 (attached) to revise boundaries