

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, January 23, 2019 - 9:00 a.m

Merced County Administration Building

Board Room, Third Floor 2222 M Street

Merced, California 95340

Phone: 209.385.7654 Fax: 209.726.1710

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. **CONDITIONAL USE PERMIT No. CUP18-007**

Franklin & Pauline Azevedo - To bring into conformance an existing 5th residence for an agricultural employee. The project site is located on the south side of Highway 152, 0.4 miles east of South Palm Avenue, identified by Assessor's Parcel Number (APN) 085-230-008. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends the Planning Commission find that no further environmental review is required pursuant to Section 15302 of the CEQA Guidelines - "Replacement or Reconstruction". **BG**

RECOMMENDATION(S):

- 1) Open/Close the Public Hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15302 - "Replacement or Reconstruction" of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit No. CUP18-007 based on the project findings and subject to the recommended conditions of approval.

Documents:

[ITEM A. CUP18-007 AZEVEDO.PDF](#)

6.II. **ADMINISTRATIVE APPLICATION No. AA18-030**

Christina Reyes - A request to operate a mobile Food Vendor Truck in the parking lot of Big Creek Lumber Co. The project site is located at the northeast corner of Stratofortess Drive & North Santa Fe Drive in the Atwater area, identified as APN 005-070-029. The property is designated Castle Airport Commercial land use and zoned SPZ (Special Planning Zone). CEQA: Staff recommends the Planning Commission find that no further environmental review is required pursuant to Section 15311(c) of the CEQA Guidelines - "Accessory Structures". **BG**

RECOMMENDATION(S):

- 1) Open/close the Public Hearing;
- 2) Determine the project is exempt from environmental review pursuant to Section

15311(c) - "Accessory Structures" of the CEQA Guidelines; and,
3) Approve AA18-0030 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM B. AA18-030 - CHRISTINA REYES.PDF](#)

6.III. 8TH EXTENSION APPLICATION No. EXT18-043 TO MAJOR SUBDIVISION APPLICATION No. MAS05-006

"Red Rock Industrial Park" – Vegalab, Inc.: A request to extend the expiration date of the approved tentative map for Major Subdivision Application No. MAS05-006 for 1 year, FROM: December 21, 2018 TO: December 21, 2019. The project site is located on the west side of North Arboleda Drive, 400 feet south of East Highway 140, identified as Assessor's Parcel Number (APN) 061-033-007. The property is designated Tuttle Rural Center – Industrial land use in the General Plan and zoned M-1 (Light Manufacturing). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15162 of the CEQA Guidelines - "Subsequent EIRs and Negative Declarations." **BP**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT18-043 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM C. 8TH EXT. 18-043 TO MAS05-006 RED ROCK INDU PARK.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
 - 11.I. PLANNING COMMISSION AGENDA 01/23/19

Documents:

[PLANNING COMMISSION AGENDA JANUARY 23, 2019.PDF](#)