

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, April 10, 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
 - 4.I. Draft Planning Commission Minutes 3/27/2019

Documents:

[DRAFT PLANNING COMMISSION MINUTES 3-27-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
 - 6.I. MINOR SUBDIVISION APPLICATION No. MS19-002

Norbert Souza - To divide an approximate 101.7 acre parcel into 2 parcels, with no homes proposed, resulting in parcel sizes of: Parcel 1 = 22.03 acres and a Remainder Parcel of 79.75 acres, on property located on the north side of West Taglio Road, approximately 1,300 feet west of South Azevedo Road in the Gustine area, identified as APN 063-200-008. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: No further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations." **BG**

RECOMMENDATION(S):

- 1) Open/close 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 Minor Subdivision Application No. MS19-002 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. MS19-002 - NORBERT SOUZA.PDF](#)

- 6.II. CONDITIONAL USE PERMIT No. CUP18-006

Hilmar Cheese - 3 year Expansion Plan - To construct a 200,000 square feet of new cheese processing and support buildings in two phases on property located at the northwest corner of North Lander Avenue & West August Road in the Hilmar area, identified as Assessor's Parcel Numbers (APNs) 045-140-086, 045-140-087 and 045-

140-088. The property is designated Agricultural land use and zoned A-1 (General Agricultural). CEQA: An Initial Study/Mitigated Negative Declaration was prepared for the project. **BG**

RECOMMENDATION(S):

- 1) Open/Close the Public Hearing;
- 2) Determine the proposed project will not have a significant effect on the environment and adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to Section 15070 – “Decision to Prepare a Negative or Mitigated Negative Declaration” of the CEQA Guidelines; and,
- 3) Approve CUP18-006 based on the project findings and subject to the recommended conditions of approval.

Documents:

[ITEM B. CUP18-006 - HILMAR CHEESE.PDF](#)
[CUP 18-006 - HILMAR CHEESE MMRP.PDF](#)
[CUP 18-006 - HILMAR CHEESE IS-MND.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 4/10/2019

Documents:

[041019.PDF](#)