

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, March 10, 2021 - 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. CUP20-018**

SETH ROSSOW - A request to permit the operation of an agricultural material composting facility (that will receive, process and store less than 5,000 cubic yards (7,500 tons) per year of allowable Tier 1 and Tier II feed-stocks, additives and amendments) for a maximum of four months per year (May – August) on portions of a 113 acre property located on the south side of Mariposa Way, approximately 176 feet east of Healy Road in the Merced area, identified as Assessor's Parcel Number (APN) 066-110-034. The property is designated Agricultural land use in the General Plan

and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission determine that the project is exempt from environmental review pursuant to Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines. **DL**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine that the project is exempt from environmental review pursuant to Section 15183 - “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines; and,
- 3) Approve CUP20-018 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM A. CUP20-018 - SETH ROSSOW.PDF](#)

6.II. **MINOR SUBDIVISION APPLICATION No. MS20-008**

BETTENCOURT PROPERTY, A PART - A request to create a 2.64 acre homesite parcel from a 35.29 acre parcel and combine the remaining 32.66 acres with an abutting 20 acre parcel, creating a 52.66 acre parcel. The project site is located near the northeast corner of N. Shaffer Road and W. Princeton Road in the Winton area, identified as Assessor's Parcel Numbers (APNs) 042-

260-016, 042-260-021, and 042-260-033. The property is designated Agricultural land use and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission determine that no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines. **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 based on the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Section 15162 Findings and Analysis; and,
- 3) Approve Minor Subdivision Application No. MS20-008 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[ITEM B. MS20-008 - BETTENCOURT PROPERTY A CALIFORNIA LIMITED PARTNERSHIP.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 03.24.21

Documents:

[PLANNING COMMISSION AGENDA 03-24-21.PDF](#)