

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, October 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

- 4.I. Draft PC Minutes 9-25-19

Documents:

[DRAFT PC MINUTES 9-25-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. CONDITIONAL USE PERMIT No. CUP19-014

**Parreira Almond Processing** - A request to add three buildings totaling 174,300 square feet to an existing almond processing and storage facility. The property is located on the east side of Ortigalita Road, approximately 1,290 Feet south of Charleston Road in the Los Banos area, identified as APNs: 088-101-007, -008, and -009. The project site is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: An IS/MND is proposed. **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 pursuant to Section 15070- "Decision to Prepare a Negative or Mitigated Negative Declaration" of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit CUP19-014 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM A. CUP19-014 - PARREIRA ALMOND PROCESSING.PDF](#)

- 6.II. MINOR SUBDIVISION APPLICATION MS19-010

**Boyd/Silveira** - A request to subdivide 2 acres of a 20.61 acre parcel and convey the remaining 18.61 acres to an adjacent parcel under different ownership, creating a 102.47 acre parcel. The project is located on the north side of West Bell Drive, 725 feet east of North Dwight Way in the Atwater area, identified as Assessor's Parcel

Number's APN's: 056-570-016 and 056-570-002. The properties are designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission determine that no further environmental review is required pursuant to section 15162 of CEQA guidelines- "Subsequent EIRs and Negative Declarations." **JO**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine that no further environmental review is required pursuant to Section 15162 – "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines based upon the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Section 15162 Findings and Analysis (Exhibit C); and,
- 3) Approve Minor Subdivision Application No. MS19-010 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B. MS19-010 BOYD SILVEIRA.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA