

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
 - 4.I. Merced Planning Commission Meeting Minutes 3/22/2023

Documents:

[PLANNING COMMISSION MINUTES 2023-MARCH-22.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

- 6.I. ITEM VI. A CONITIONAL USE PERMIT No. CUP21-0018 - SELECT HARVEST
CONDITIONAL USE PERMIT No. CUP21-018 – SELECT HARVEST - A request to construct a 214,791 square foot expansion of an existing nut processing and storage facility to include additional on-site storage and warehousing, office space, replacement parking, and other agricultural accessory structures over a five (5) year timeframe. The project site is located on the southwest corner of West Harding Road and North Sycamore Street, identified as Assessor's Parcel Number (APN) 041-163-001, in the Turlock area. The project site is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines. **TSH**

RECOMMENDATION(S):

1. Open/close the public hearing;
2. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines; and,
3. Approve Conditional Use Permit No. CUP21-018 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM VI.A - PC PACKET - CUP21-018.PDF](#)

- 6.I.i. ITEM VI. B CONITIONAL USE PERMIT No. CUP20-005 - AZEVEDO DAIRY #4
CONDITIONAL USE PERMIT NO. CUP20-005 - AZEVEDO DAIRY #4 - A request to modify and expand an existing dairy by merging with an existing heifer facility to the west and increasing the overall herd size by 2,270 animals for a total of 4,000 animals (2,500 milk cows, 500 dry cows, and 1,000 support stock).
The project also proposes to construct three new shade barns, a new feed storage area, a new manure storage area, a new mechanical manure separator and two new wastewater storage ponds. The project site is located on the southeast corner of West Roosevelt Road and Vineyard Way in the El Nido area,

identified as Assessor's Parcel Numbers (APNs) 074-110-026 and 074-110-033. CEQA: Staff recommends the Planning Commission certify the Final Environmental Impact Report (FEIR), and adopt the CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (MMRP). **BG**

RECOMMENDATION(S):

1. Open/close the public hearing;
2. Certify the Final Environmental Impact Report (FEIR) and adopt the CEQA Findings of Fact, the Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (MMRP); and,
3. Approve Conditional Use Permit No. CUP20-005 based on the findings found in the Staff Report and subject to the recommended conditions of approval.

Documents:

[ITEM VI. B CONDITIONAL USE PERMIT CUP20-005 PACKET, EXHIBITS.PDF](#)

6.I.ii. **ITEM VI. C MERCED COUNTY ASSOCIATION OF GOVERNMENTS VEHICLE MILES TRAVELED THRESHOLDS AND GUIDELINES**

MERCED COUNTY ASSOCIATION OF GOVERNMENTS VEHICLE MILES TRAVELED THRESHOLDS & GUIDELINES - Recommendation to the Board of Supervisors for Adoption of the Merced County Association of Governments (MCAG)'s adopted Vehicle Miles Traveled Thresholds and Guidelines, which would establish new metrics for the California Environmental Quality Act (CEQA) pursuant to Senate Bill 743. CEQA: Staff recommends the Planning Commission recommend the Board of Supervisors find the Thresholds and Guidelines to be exempt from environmental review pursuant to Sections 15308 ("Actions by Regulatory Agencies for Protection of the Environment"), 15061(b)(3) ("Common Sense Exemption") and 15378(b) ("Not a Project") of the CEQA Guidelines. **TSH**

RECOMMENDATION(S):

1. Open/close the public hearing;
2. Waive the reading of the Merced County Association of Governments **Vehicle Miles Traveled Thresholds and Guidelines**;
3. Recommend the Board of Supervisors find the Thresholds and Guidelines to be exempt from environmental review pursuant to Sections 15308 ("Actions by Regulatory Agencies for Protection of the Environment"), 15061(b)(3) ("Common Sense Exemption") and 15378 (b) ("Not a Project") **of the CEQA Guidelines**; and,
4. Recommend the Board of Supervisors adopt the Thresholds and Guidelines to comply with Senate Bill 743 and new provisions of the **California Environmental Quality Act**.

Documents:

[ITEM VI.C - PC PACKET - VMT THRESHOLDS .PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
- 11.I. MERCED PLANNING COMMISSION AGENDA 4/12/2023

Documents:

[PLANNING COMMISSION AGENDA 2023-APRIL-12.PDF](#)