

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, July 22, 2020 - 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. 10th EXTENSION APPLICATION EXT20-012 To MAJOR SUBDIVISION No. MAS03-015
PARKWAY II - PARKWAY SOUTH INC - A request to extend the expiration date of the tentative map for 1 year FROM: July 13, 2020 TO: July 13, 2021. The project site is located on the east side of South Highway 33, North and South of West Parkway Boulevard in the Santa Nella area, identified as Assessor's Parcel Number (APN) 078-380-003, -004, -005, -009, -010, -023, -016, -025, -026, -027, -028, and -029. The property is designated Santa Nella Urban Community - Low Density Residential land use and is zoned R-1-5000 (Single Family Residential). CEQA: Staff recommends that the Planning Commission determine that no further environmental review is required pursuant to Section 15182 of the CEQA Guidelines – “Residential Projects Pursuant to a Specific Plan”. **TSH**

RECOMMENDATION(S):

- 1) Open/close Public Hearing;
- 2) Determine no further environmental review is required pursuant to Section 15182 – “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT19-005 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM A. EXT20-012 - PARKWAY II - PARKWAY SOUTH INC.PDF](#)

- 6.II. CONDITIONAL USE PERMIT No. CUP20-006
ENRIQUE RUIZ - A request to establish a tire shop at an existing building in Delhi. The project site is located at the northwest corner of W. Letteau Avenue and N. King Street in Delhi, identified as Assessor's Parcel Number (APN) 009-121-007. The property is designated Delhi Urban Community - Mixed Use land use and zoned C-2 (General Commercial). CEQA: Staff recommends that the Planning Commission determine that the project is exempt from environmental review pursuant to Section 15301 - “Existing Facilities” of the CEQA Guidelines. **BP**

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15301 - "Existing Facilities" of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit No. CUP20-006 based on the findings identified in the Staff Report and subject to the recommended conditions of approval.

Documents:

[ITEM B. CUP20-006 - ENRIQUE RUIZ.PDF](#)

6.III. **CONDITIONAL USE PERMIT No. CUP16-001**

ANTONIO NUNES DAIRY - A request to expand an existing dairy to allow the facility to increase the number of animals housed from 1,276 to 2,100. The modification includes the demolition of a 41,200 square foot animal shelter and the construction of an 85,800 square foot freestall barn, within the existing footprint of the facility. The project site is located at the northeast corner of S. Healy Road and E. Reilly Road in the Merced area, identified as Assessor's Parcel Numbers (APNs) 066-033-004, 066-110-030, 066-271-002 and 066-271-003. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA – Staff has prepared an Initial Study and Mitigated Negative Declaration for this project. **PN**

RECOMMENDATION(S):

- 1) Open/close 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 Conditional Use Permit No. CUP16-001 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM C. CUP16-001 - ANTONIO NUNES DAIRY.PDF](#)

6.IV. **MINOR SUBDIVISION NO. MS20-007**

RODNEY DeJAGER - A request to divide a 550.7 acre parcel into 4 parcels and a remainder parcel resulting in parcel sizes of: Parcel 1 = 21 acres, Parcel 2 = 21 acres, and Parcel 3 = 22 acres, Parcel 4 = 22 acres, and a 464.06 acre Remainder Parcel. The project site is located at the southeast corner of South Highway 59 and West Rahilly Road in the Merced area, identified as Assessor Parcel Number (APN) 066-210-005. The property is designated Agricultural land use and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to CEQA Section 15162 – "Subsequent EIRs and Negative Declarations". **DL**

RECOMMENDATIONS:

- 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,
- 3) Approve Minor Subdivision Application No. MS20-007 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM D. MS20-007 - RODNEY DEJAGER.PDF](#)

6.V. 10th (FINAL) EXTENSION APPLICATION NO. EXT20-011 TO MAJOR SUBDIVISION APPLICATION NO. MAS03-012

San Luis Ranch – Phase I - A request to extend the expiration date of the tentative map for 1 year from: June 22, 2020 to: June 22, 2021. The project site is located on the east side of South Highway 33, 0.5 mile south of West Henry Miller Road in the Santa Nella area, identified as Assessor's Parcel Number (APN) 078-130-041. The property is designated Santa Nella Urban Community - Low Density Residential and mostly zoned R-1-5000 (Single Family Residential). CEQA: Staff recommends that the Planning Commission find that no further environmental review is required pursuant to Section 15182 of the CEQA Guidelines – “Residential Projects Pursuant to a Specific Plan”. **DL**

RECOMMENDATION(S):

- 1) Open/close Public Hearing;
- 2) Determine no further environmental review is required pursuant to Section 15182 – “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and,
- 3) Approve Extension Application No. EXT20-011 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM E. EXT20-011 - SAN LUIS RANCH PHASE I.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 07-22-20

Documents:

[PLANNING COMMISSION AGENDA 07-22-20.PDF](#)