

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
  - 4.I. PLANNING COMMISSION MEETING MINUTES 4/12/2023

Documents:

[2023-04-12 PLANNING COMMISSION MINUTES ROUGH DRAFT.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
  - 6.I. Agenda Item A. Conditional Use Permit- CUP22-016-PARREIRA ALMOND PROCESSING

**CONDITIONAL USE PERMIT NO. CUP22-016 – PARREIRA ALMOND PROCESSING (RPAC) -**

A request to construct a new 100,000 square foot almond storage warehouse at an existing almond storage/processing facility. The project site is located on the east side of Ortigalita Road, approximately 0.25 miles south of West Charleston Road in the Los Banos area, identified by Assessor Parcel Numbers (APNs) 088-101-007, 088-101-008, and 088-101-009. The project site is designated as Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends the Planning Commission adopt the Negative Declaration for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines. VR

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Adopt the Negative Declaration 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. CUP22-016 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[PLANNING COMMISSION AGENDA ITEM A- CUP22-016- PARREIRA ALMOND PROCESSING.PDF](#)

- 6.II. VI. ITEM B. MINOR SUBDIVISION NO. MS23-001-JR DEVELOPMENT ENTERPRISES **MINOR SUBDIVISION No MS23-001 - J R DEVELOPMENT ENTERPRISES** - A request to subdivide two parcels, totaling 11.3 acres, into three parcels, resulting in parcel sizes of: Parcel 1 = 9.75 acres, Parcel 2 = 0.97 acres and Parcel 3 = 0.58 acres. The project site is located on the north side of West First Street, 345 feet east of

North Lander Avenue in the Hilmar area, identified as Assessor's Parcel Numbers (APN's) 015-150-023 and 015-150-024. The project site is primarily designated Mixed Use land use in the General Plan and Hilmar Community Plan and zoned C-2 (General Commercial). **CEQA: Staff recommends that the Planning Commission find the project categorically exempt from environmental review pursuant to Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines. BG**

**RECOMMENDATION(S):**

1. Open/close the public hearing;
2. Find the project categorically exempt from environmental review pursuant to Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines; and,
3. Approve Minor Subdivision No. MS23-001 based on the findings and subject to the recommended conditions of approval.

**Documents:**

**[VI. ITEM B. FULL PC PACKET MS23-001.PDF](#)**

- 6.II.i. **VI. ITEM C. EXTENSION APPLICATION NO. EXT23-001 TO MAJOR SUBDIVISION NO. MAS04-014-OMNI FINANCIAL, LLC "LAKE VIEW PROPERTIES" EXTENSION APPLICATION No. EXT23-001 to MAJOR SUBDIVISION No. MAS04-014 - OMNI FINANCIAL, LLC, "LAKEVIEW PROPERTIES" - 5th EXTENSION** - A request to extend the expiration date of the Tentative Map for the project by twelve (12) months, from May 21, 2023 to May 21, 2024, pursuant to Sections 17.08.030 and 18.130.080 of the Merced County Zoning Code (MCZC). The original application was a request to subdivide a 58-acre parcel into thirty-five (35) single-family residential lots, a 9-acre passive recreation area, and an 8-acre remainder parcel. The project site is located at the northeast corner of East Merced Falls Road & North LaGrange Road in Snelling, identified as Assessor's Parcel Number (APN) 043-020-053. The project site is designated Snelling Urban Community - Residential and General Commercial land uses in the General Plan and zoned R-1 (Single Family Residential) and C-2 (General Commercial). **CEQA: Staff recommends the Planning Commission recommend the Board of Supervisors ("Board") find that no further environmental review is required pursuant to Section 15162 ("Subsequent EIRs and Negative Declarations") of the CEQA Guidelines. CC**

**RECOMMENDATION(S):**

1. Open/close the public hearing;
2. Recommend the Board determine no further environmental review is required pursuant to Section 15162 ("Subsequent EIRs and Negative Declarations") of the CEQA Guidelines; and,
3. Recommend the Board approve Extension Application No. EXT23-001 based on the findings included in the staff report.

Documents:

[VI. ITEM C. FULL PC PACKET EXT23-001.PDF](#)

6.II.i.1. VI. ITEM D. CONDITIONAL USE PERMIT NO. CUP22-011-DOS PALOS CLEAN POWER LLC-DOS PALOS CLEAN POWER PROJECT

**CONDITIONAL USE PERMIT No. CUP22-011 - DOS PALOS CLEAN**

**POWER LLC - DOS PALOS CLEAN POWER PROJECT** - A request to construct a 3-megawatt (MW) alternating current (AC) photovoltaic solar energy facility a 600-square-foot concrete equipment pad with an estimated 4.4-MW direct current (DC) and its associated inverters, and site improvements, including fencing and improvements to the existing access road and driveway approaches, within an 11.3-acre portion of a 39-acre parcel. The project site is located on the west side of South Highway 33, approximately 2,000 feet north of West Carmellia Avenue in the Dos Palos area, identified as Assessor's Parcel Number (APN) 089-020-049. 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. CC

**RECOMMENDATION(S):**

1. Open/close the public hearing;
2. Ad 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. CUP22-011 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[VI. ITEM D. FULL PC PACKET CUP22-011.PDF](#)

6.II.i.1.1. VI. ITEM E. ADMINISTRATIVE APPLICATION NO. AA22-072/SITE PLAN & DESIGN REVIEW APPLICATION NO. SPR22-008-TBS CONSTRUCTION

**ADMINISTRATIVE APPLICATION NO. AA22-072 / SITE PLAN & DESIGN REVIEW APPLICATION NO. SPR22-008 - TBS**

**CONSTRUCTION** - A request to establish and construct a mini-storage facility to include ten (10) storage buildings, totaling approximately 52,600 square feet. The project site is located on the north side of East Gerard Avenue, approximately 1,100 feet west of the Highway 99 in the Merced

area, identified as Assessor's Parcel Number (APN) 259-150-037. The project site is designated Industrial Reserve land use in the General Plan and zoned M-2 (General Manufacturing). CEQA: Staff recommends the Planning Commission adopt the Negative Declaration for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines.  
CC

**RECOMMENDATION(S):**

1. Open/close the public hearing;
2. Adopt the Negative Declaration 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 Administrative Application No. AA22-072 / Site Plan and Design Review No. SPR 22-008 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[VI. ITEM E PC PACKET AA22-072 AND SPR22-008.PDF](#)

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