

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, July 24, 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
5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
  - 6.I. GENERAL PLAN TEXT AMENDMENT GPA16-002/ZONE CHANGE ZC16-001/COMMUNITY PLAN CP16-001  
Adoption of the Le Grand Community Plan, an amendment of the Merced County General Plan and related rezones, in an area generally located in the southeastern corner of Merced County, approximately six miles east of State Highway 99 and 12 miles southeast of the City of Merced. **BG**

#### **RECOMMENDATION(S):**

- 1) Recommend to the Board of Supervisors Certification of the Final Environmental Impact Report (FEIR), recommend to the Board of Supervisors adoption of the CEQA Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; and,
- 2) Recommend to the Board of Supervisors adoption of the Le Grand Community Plan and recommend to the Board of Supervisors approval of General Plan Text Amendment GPTA16-002, Zone Change ZC16-001 and Community Plan CP16-001 based on the findings listed in the staff report.

Documents:

[ITEM A. GPTA 16-002 AND ZC16-001 COMMUNITY PLAN CP16-001.PDF](#)

[ITEM A. EXHIBIT C.PDF](#)

[ITEM A. EXHIBIT D.PDF](#)

- 6.II. CONDITIONAL USE PERMIT NO. CUP16-005  
**Oliveira Dairy Expansion:** Request to expand an existing dairy from 2,218 animals (1,221 milking cows and 997 support stock) to 4,400 animals (2,500 milking and 1,900 support stock). The expansion will also include the addition of two 30,000 square foot shade barns, a two freestall barns of 52,500 square feet and 72,500 square feet and a new 30,000 square foot milking parlor. The project site is located at the southwest corner of West Oak Avenue & North Gurr Road in the Merced area, identified as APN 059-190-026. The property is designated Agricultural land use in the General Plan and zoned A-1

(General Agricultural). CEQA – An Environmental Impact Report was prepared for this project. **BG**

**RECOMMENDATION(S):**

- 1) Open/close public hearing;
- 2) Certify the Project Environmental Impact Report and adopt the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program; and,
- 3) Approve Conditional Use Permit CUP16-005 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM B. CUP16-005 OLIVEIRA DAIRY EXPANSION.PDF](#)  
[ITEM B. OLIVEIRA FEIR.PDF](#)  
[ITEM B. OLIVEIRA MMRP.PDF](#)

6.III. ADMINISTRATIVE APPLICATION No. AA19-002

**Tlah LLC/Sergio Pereira** - A request to establish a large animal veterinary clinic that will provide both field and in-house services, including 24/7 emergency services, daily field calls, and small retail sales of veterinarian supplies and medications. The project site is located on the east side of North Youngstown Road, 0.4 mile north of West Clausen Avenue in the Turlock area, identified as Assessor's Parcel Number (APN) 041-030-039. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff has prepared a Negative Declaration. **TH**

**RECOMMENDATION(S):**

- 1) Open/close the Public Hearing;
- 2) Determine the project will not have a significant effect on the environment and adopt a Negative Declaration pursuant to CEQA Guidelines Section 15070 – “Decision to Prepare a Negative or Mitigated Negative Declaration”; and,
- 3) Approve Administrative Application No. AA19-002 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM C. AA19-002 TLAH LLC SERGIO PEREIRA.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 07-24-2019

Documents:

[PLANNING COMMISSION AGENDA 7-24-19.PDF](#)