

AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, August 14, 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 07-10-19

Documents:

[DRAFT MINUTES 7-10-19.PDF](#)

- 4.II. DRAFT PC MINUTES 07-24-19

Documents:

[DRAFT MINUTES 7-24-19.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
 - 6.I. CONDITIONAL USE PERMIT No. CUP19-009

Jim Hernandez - A request to re-establish a seasonal farm labor housing facility and house 24 agricultural workers during the peak harvest season. The project site is located at the southeast corner of West Mervel Road and South Center Avenue in the Los Banos area, identified as Assessor's Parcel Number (APN) 088-105-005. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15301 - "Existing Facilities" of the CEQA Guidelines. CONTINUED FROM THE JULY 10, 2019 HEARING. 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. CUP19-009 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

Documents:

[ITEM A. CUP19-009 JIM HERNANDEZ.PDF](#)

6.II. CONDITIONAL USE PERMIT No. CUP19-002

Dash Dream Plant Inc. – Orchid Barn Expansion Project - A request to expand an existing orchid growing/sales facility with the construction of a 3,696 square foot detention basin and five greenhouses, totaling in 184,508 square feet of new greenhouse area, and the installation of a 480 square foot mobile office. The project site located on the north side of Highway 152, 1,000 feet east of South Turner Island Road in the Dos Palos area, identified as Assessor's Parcel Number (APN) 085-190-029. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff has prepared Negative Declaration. **TH**

RECOMMENDATION(S):

- 1) Open/close Public Hearing;
- 2) Determine the project will not have a significant effect on the environment and adopt the proposed Negative Declaration pursuant CEQA Guidelines Section 15070 – “Decision to Prepare a Negative or Mitigated Negative Declaration”; and,
- 3) Approve Conditional Use Permit No. CUP19-002 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM B. CUP19-002 DASH DREAM PLANT INC. ORCHID BARN EXP PROJECT.PDF](#)

6.III. PROVIDE A RECOMMENDATION TO THE BOARD OF SUPERVISORS ON AN ORDINANCE ESTABLISHING REGULATIONS FOR THE CULTIVATION OF INDUSTRIAL HEMP IN THE UNINCORPORATED AREAS OF MERCED COUNTY

The Board of Supervisors has directed staff to draft a land use ordinance related to the cultivation of hemp for commercial and industrial purposes that would limit cultivation of hemp to agricultural zoning districts on parcels meeting specific development standards and requiring cultivators to obtain a license from the Merced County Agricultural Commissioner. CEQA: The activity regulated by this ordinance is within the scope of the program environmental impact report prepared for the Merced County 2030 General Plan, which adequately describes the activity for the purposes of CEQA. Therefore no further environmental review is required pursuant to Section 15162 of the CEQA guidelines.

RECOMMENDATION(S):

- 1) Open/close the Public Hearing;
- 2) Recommend the Board of Supervisors find the project exempt from further CEQA review pursuant to Section 15162 of the CEQA guidelines; and,
- 3) Adopt the resolution recommending the Board of Supervisors adopt the ordinance.

Documents:

[ITEM C. HEMP ORDINANCE MERCED COUNTY.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 08-14-19

Documents:

[PLANNING COMMISSION AGENDA 8-14-19.PDF](#)