

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES

4.I. 9:00 AM MINUTES 7/27/2022

Documents:

[PLANNING COMMISSION MINUTES 7-27-2022 FNL.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. 9:00 AM Item A CUP20-017

CONDITIONAL USE PERMIT NO. CUP20-017 – MERCED PIPELINE, LLC - A request to construct the Second Phase of the Merced Biogas Upgrade Facility and Pipeline Project. Phase 2 includes the installation of up to 38 miles of additional pipeline at various locations to connect dairy digesters to a previously permitted central upgrading facility. The upgrading facility is located on the north side of West Rahilly Road, one mile west of South Highway 59, identified as Assessor's Parcel Number (APN) 065-100-007. The property is designated Agricultural land use and zoned A-1 (General Agricultural). CEQA: Staff recommends the Planning Commission adopt the proposed Mitigated Negative Declaration for the project pursuant to Section 15074 – “Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration” of the CEQA Guidelines.-BG

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Adopt the proposed Mitigated Negative Declaration for the project pursuant to Section 15074 (“Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration”) of the CEQA Guidelines, based on the findings included in the staff report; and,
- 3) Approve Conditional Use Permit No. CUP20-017 based on the findings

Documents:

[ITEM A - CUP20-017 - PC PACKETPDF.PDF](#)

6.I.I. 9:00 AM Item B- MS21-015- Herrera

MINOR SUBDIVISION APPLICATION MS21-015 - HERRERA- A request to subdivide a 4.8 acre parcel into 3 parcels, resulting in parcel sizes of: Parcel 1 = 2.07 acres, Parcel 2 = 1.16 acres and Parcel 3 = 1.27 acres. The project site is

located on the west side of North Buhach Road, approximately 330 feet north of West Moran Avenue, also identified as Assessor's Parcel No. (APN) 215-020-019. The parcel is located within the Mcswain Rural Residential Center, is designated Agricultural Residential land use in the General Plan and is zoned R-R (Rural Residential). **DL**

RECOMMENDATIONS:

- 1) Open/Close the public hearing;
- 2) Determine that the project is exempt from environmental review pursuant to section 15315 - "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision Application No. MS21-015 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[PLANNING COMMISSION AGENDA ITEM B MS21-015-HERRERA- 8-10-22.PDF](#)

7. COMMISSION ACTION ITEM(S)
8. DIRECTOR'S REPORT
9. COMMISSIONER'S COMMENT
10. ADJOURNMENT
11. PRINTABLE (PDF) AGENDA
 - 11.I. 9:00 AM PC Agenda 8/10/2022

Documents:

[PLANNING COMMISSION AGENDA 8-10-2022.PDF](#)