

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
 - 4.I. Planning Commission Meeting Minutes 8/24/2022

Documents:

[PLANNING COMMISSION MINUTES 8-24-2022 FNL.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
 - 6.I. AA22-040 BIOGAS DAIRY DIGESTER ITEM A.

ADMINISTRATIVE APPLICATION No. AA22-040 – AEMETIS BIOGAS DAIRY DIGESTER– proposes to construct a new, partially above-ground, earthen, Tier 1, double-lined covered lagoon digester and a 50 ft. by 75 ft. equipment pad on a site with an existing dairy operation. The purpose of the digester is manure processing and biogas collection, as such the digester is an Accessory Use to the existing permitted dairy, and will not change the character of the use. The project site is located at 19104 Crane Avenue, Hilmar, CA 95324, on the north side of West Crane Ave, 900 ft. east of North Larson Ave on a parcel identified as Assessor's Parcel Number (APN) 045-220-012. The project site is designated Agricultural in the 2030 General Plan and is zoned A-1 (General Agricultural). **CC**

RECOMMENDATION(S):

1. Open/close the Public Hearing;
2. Find the project exempt pursuant to Sections 15301 ("Existing Facilities") and 15311 ("Accessory Structures") of the CEQA Guidelines, and;
3. Approve Administrative Application No. AA22-040 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[AA22-040 BIOGAS DAIRY DIGESTER ITEM A..PDF](#)

- 6.I.i. MS22-009 JOELL ERLANDSON ITEM B
MINOR SUBDIVISION APPLICATION No. MS22-009 – JOELL ERLANDSON - A request to create a 5-acre parcel containing a home in which the property owner has lived for more than 10 years from a 20-acre parcel, and convey and combine the remaining 15 acres with an adjacent parcel, creating a 35-acre parcel. The

property is located on the northwest side of Washington Road at the corner with American Avenue in the Hilmar area, identified as Assessor's Parcel Numbers (APNs) 045-180-056 & 045-180-057. The land is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15162 of the CEQA Guidelines - "Subsequent EIRs and Negative Declarations". **CC**

RECOMMENDATION(S):

1. Open/close the public hearing;
2. Determine that the project is exempt from environmental review pursuant to Section 15162 of the CEQA Guidelines - "Subsequent EIRs and Negative Declarations"; and,
3. Approve Minor Subdivision Application No. MS22-009 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[MS22-009 JOELL ERLANDSON ITEM B.PDF](#)

6.I.ii. ZV22-002/MS22-003 BUTTREY-PELLISSIER ITEM C

ZONING VARIANCE APPLICATION No. ZV22-002/ CONVEY & COMBINE MINOR SUBDIVISION APPLICATION No. MS22-003 – BUTTREY/ PELLISSIER
– A request to vary from the 200-foot agricultural buffer standard to create a 5-acre homesite parcel from a 19.93-acre parcel and combine the remaining 14.93 acres with an adjacent parcel to create a 54.94- acre parcel. The project site is located on the north side of West Olive Avenue, approximately 580 feet west of North Arboleda Drive in the Merced area, identified as Assessor's Parcel Numbers (APN's) 238-030-034 and 238-030-037. The land is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that the project is categorically exempt pursuant to Section 15305 ("Minor Alterations in Land Use Limitations") based on the findings in the staff report and that no further environmental review is required for the project pursuant to Section 15162 ("Subsequent EIRs and Negative Declarations") of the CEQA Guidelines based on the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Guidelines Section 15162 Findings and Analysis. **TSH**

RECOMMENDATION(S):

1. Open/close the Public Hearing;

2. Determine that the project is categorically exempt pursuant to Section 15305 ("Minor Alterations in Land Use Limitations") based on the findings in the staff report and that no further environmental review is required for the project pursuant to Section 15162 ("Subsequent EIRs and Negative Declarations") of the CEQA Guidelines based on the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Guidelines Section 15162 Findings and Analysis; and,
3. Consider Zone Variance Application No. ZV22-002 and Minor Subdivision Application No. MS22-003, as well as the findings and proposed conditions of approval attached to the staff report.

Documents:

[ZV22-002 MS22-003 BUTTREY-PELLISSIER ITEM C.PDF](#)

7. COMMISSION ACTION ITEM(S)

7.I. Commission Action Item

Establish Chairman and Vice Chairman for October 2022 to October 2023.

8. DIRECTOR'S REPORT

9. COMMISSIONER'S COMMENT

10. ADJOURNMENT

11. PRINTABLE (PDF) AGENDA

11.I. Planning Commission Meeting Agenda 9/14/2022

Documents:

[PLANNING COMMISSION AGENDA 9-14-2022.PDF](#)