

PLANNING COMMISSION MEMBERS

Fernando Aguilera District 1
Robert Acheson District 2 (Vice Chairperson)
Jack Mobley District 3
Kurt Spycher District 4 (Chairperson)
Mark Erreca District 5
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AGENDA
PLANNING COMMISSION

Regular Meeting

Wednesday, September 22, 2021 - 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 09-08-21

Documents:

[DRAFT MINUTES 090821.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
- 6.I. CONDITIONAL USE PERMIT No. CUP19-008

HILMAR CHEESE / CALIFORNIA BIOENERGY LLC – A request to construct, install and operate a Biogas Upgrading Facility and associated pipelines to individual dairy digesters. The project site is located on the west side of North Lander Avenue, approximately 700 Feet north of West August Road in the Hilmar area, identified as APN 045-140-087. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission adopt a Mitigated Negative Declaration for the project pursuant to Section 15070 – “Decision to Prepare a Negative or Mitigated Negative Declaration” of the CEQA Guidelines. **BG**

RECOMMENDATION(S):

- 1)Open/close the public hearing;
- 2)Determine the project will not have a significant effect on the environment and adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project pursuant to Section 15070 - "Decision to Prepare a Negative or Mitigated Negative Declaration" of the CEQA Guidelines; and,
- 3)Approve Conditional Use Permit No. CUP19-008 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[AGENDA ITEM A. CONDITIONAL USE PERMIT NO. CUP19-008 - HILMAR CHEESE CALIFORNIA BIOENERGY LLC.PDF](#)

6.II. MINOR SUBDIVISION No. MS20-020

CASTLE ASSETS - A request to subdivide a 5.5 Acre parcel into 4 parcels and a Remainder parcel with parcel sizes as follows: Parcel 1 = 1.0 acres, Parcel 2 = 1.1 acres, Parcel 3 = 1.08 acres, Parcel 4 = 1.37 acres and a 1.0 acre Remainder parcel. The project site is located on the northeast corner of 2nd Avenue South and N. Petaluma Street in the Delhi area, identified as APN 046-143-008. The property is designated Delhi Agricultural-Residential land use in the General Plan and is zoned R-R (Rural Residential). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines. **PN**

RECOMMENDATION(S):

- 1)Open/close the public hearing;
- 2)Determine the project is exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines; and,
- 3)Approve Minor Subdivision No. MS20-020 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[AGENDA ITEM B. MINOR SUBDIVISION NO. MS20-020 - CASTLE ASSETS.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 9-22-21

Documents:

[092221.PDF](#)