



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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Development Services Director

STAFF REPORT

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DATE: MAY 14, 2008
TO: PLANNING COMMISSION
PROJECT PLANNER: ROBERT KING, SENIOR PLANNER RK
PROJECT NO.: ADMINISTRATIVE APPLICATION NO AA07-092
APPLICANT: JOHN OLIVEIRA
PROPERTY OWNER: JOHN OLIVEIRA
REPRESENTATIVE: MIKE SMITH, CCPS
APPLICATION REQUEST: TO ALLOW AN AGRICULTURAL HAULING BUSINESS OF TEN TRUCK/TRAILERS AND A 6,000 SQ. FT. SHOP BUILDING FOR STORAGE, OFFICES, AND LIGHT MAINTENANCE ON 20.0 ACRES.
LOCATION/SITUS: NORTH OF JOHNSON AVE., 1/2 MILE EAST OF LANDER AVE. IN THE HILMAR AREA. (19590 W. JOHNSON AVE.)
APN: 045-330-017
SUPERVISORIAL DISTRICT: 4 - DEIDRE KELSEY
MUNICIPAL ADVISORY COUNCIL: HILMAR

The following table indicates the General Plan, Zoning and Current Land Use designations of the on-site property and those adjacent parcels generally located to the north, east, south and west of this request:

Table with 4 columns: Location, General Plan, Zoning, Current Land Use. Rows include On-Site, North, East, South, and West.

I. PROJECT DESCRIPTION

The applicant proposes to relocate his existing agricultural hauling business from Stanislaus County to Merced County. The business will comprise of ten truck and trailer (flat beds) vehicles primarily used to haul alfalfa. No agricultural commodities will be brought to or stored on the site. A 6,000 sf shop building is proposed for storage, office space, and light maintenance for only the owner's vehicles. There will be a minimum of five employees (truck drivers) and occasionally ten during peak hauling periods, along with a possible two to three future employees for maintenance and office work. A 3rd residence, not yet constructed, was previously approved by AA06-022.

The existing 20 acre parcel is level, primarily used for row crops and designated as farmland of Statewide Importance in the State Farmlands Map. Adjacent land to the north, east and southeast are in almond orchards with the remaining adjacent lands used for row crops, as is this property excepting approximately 5 acres within the southwest portion. This 5 acre area is not in agricultural production.