



## PLANNING COMMISSION MEMBERS

**Greg Thompson** District 1 (Chairperson)  
**Robert Acheson** District 2  
**Jack Mobley** District 3  
**Rich Ford** District 4 (Vice Chairperson)  
**Mark Erreca** District 5

Mark Hendrickson, Secretary  
[www.co.merced.ca.us](http://www.co.merced.ca.us)

## AGENDA PLANNING COMMISSION

**Regular Meeting of Wednesday, June 28, 2017 - 9:00 a.m.**

Merced County Administration Building  
Board Chambers, Third Floor  
2222 M Street  
Merced, California 95340  
Phone: 209.385.7654 Fax: 209.726.1710

***The Planning Commission welcomes you and encourages your participation.***

**CITIZEN COMMUNICATIONS:** If you wish to speak on a matter that does NOT appear on the agenda, you may do so during the citizen communications period. Please state your name and address for the record. Each speaker will be limited to five (5) minutes.

**PUBLIC COMMENT:** If you would like to address the Planning Commission on any item on the agenda, please pick up a speaker card in the foyer; fill it out with your name, street address, phone number, email address and the item number you wish to speak on. Please hand the speaker card to the staff member to the left of the podium once the Commission Chairman opens the public hearing for the agenda item. Each speaker will be limited to five (5) minutes.

**AGENDAS and MINUTES:** Planning Commission agendas, minutes, and copies of items to be considered are published on the County's Website no later than the Friday, but generally on the Wednesday, preceding each Commission meeting and may be viewed at [www.co.merced.ca.us/planning/plancomarchive.html](http://www.co.merced.ca.us/planning/plancomarchive.html). All proposed agenda items with supportive documents are available for viewing at the Merced County Planning and Community Development Department between the hours of 8:30am and 4:30pm, Monday - Friday (except holidays). This is the same packet that the Planning Commissioners will review and discuss at the Commission meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the Department and copies will be provided for the direct cost of duplication or emailed at no cost.

**PUBLIC RECORDS:** As required by Government Code Section 54957.5, any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Merced County Administration Building, 2222 M Street, Merced, CA 95340. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the Planning and Community Development Department.

**AUDIO/VIDEO BROADCAST:** All Planning Commission meetings are normally broadcast live and replayed on local cable television. In addition, a live audio/video broadcast of this meeting may be heard/viewed at: [www.co.merced.ca.us/planning/index.html](http://www.co.merced.ca.us/planning/index.html), via live audio or live video. All meetings are archived for audio/video replay following the meeting.

**REASONABLE ACCOMMODATIONS:** In compliance with the Americans with Disabilities Act (ADA), the Merced County Planning Commission meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Planning Commission Secretary at (209) 385-7654. Notification 48 hours prior to the scheduled meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting.

**COMMISSION QUORUM AND ACTION:** A Quorum of the Planning Commission shall consist of three (3) members. Actions by the Commission shall require a majority vote (three votes or more) of the total membership of the Commission. When an action by the Planning Commission results in a tie vote the action shall be deemed denied. In the case of a tie vote, the applicant may request that the application be reconsidered at another meeting of the Commission.

**APPEAL NOTICE:** Any person aggrieved by the decision of the Planning Commission may appeal the decision within five (5) calendar days after the day the action is made. [Within ten (10) calendar days after the day the action is made on subdivisions]. The deadline for appeals of Planning Commission actions, excluding subdivisions, is 5:00 p.m. on the Monday following the Planning Commission meeting, and for subdivisions, the deadline is the following Monday at 5:00 pm. Please note that appeals may not be submitted on days that the County is officially closed. Appeals of Planning Commission actions may be filed with the Clerk of the Board of Supervisors. Appeals must state appellant's name, action appealed and reasons for the appeal. A filing fee set by Resolution of the Board of Supervisors must be submitted to the Board Clerk with the written appeal.

***Members of the public are advised that a 2-hour time limit for customer parking in designated areas is strictly enforced by the City of Merced. You can request a one-day parking pass from County Administration prior to the Commission meeting, which must be displayed on the dashboard of your vehicle.***

***Please turn off all pagers, cellular telephones and any other communication devices.***



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- I. **CALL TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL OF COMMISSIONERS**
- IV. **APPROVAL OF MINUTES**
- V. **CITIZEN COMMUNICATIONS**

Public opportunity to address the Planning Commission on any item of interest over which the Planning Commission has jurisdiction that is not on the agenda.

VI. **PUBLIC HEARING(S)**

- A. **MINOR SUBDIVISION APPLICATION No. MS17-007 – Sterling Commercial Properties** – A request to divide a 3.65 acre parcel into 3 parcels resulting in parcel sizes of: Parcel A = 0.80 Acres; Parcel B = 1.01 Acres; and, Parcel C = 1.84 Acres. The property is located on the west side of North Stephens Street, approximately 110 feet south of West King Street identified as (APN) 009-152-023. The property is designated Delhi Urban Community – Mixed Use land use in the General Plan and zoned as C-2 (General Commercial). CEQA: Project can be found exempt from CEQA under Section 15315 – “Minor Land Divisions.” **BG**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Find the project exempt from CEQA under Section 15315 – “Minor Land Divisions” of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision No. MS17-007 based on the findings included in the staff report and subject to the proposed conditions of approval.

- B. MAJOR MODIFICATION No. MM16-005 to CONDITIONAL USE PERMIT No. CUP1688 – Doreva Produce/St Stanley Silva** – A request to add six 12,000 square foot sweet potato storage buildings to an existing sweet potato packing facility. The project site is located on the south side of W. Magnolia Avenue, approximately 2,000 feet west of N. Dwight Way in the Livingston area, identified as Parcel Number 047-290-025. The property is designated as Agricultural land use in the General Plan and zoned General Agricultural (A-1). CEQA: A mitigated negative declaration is proposed. **PN**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project.
- 3) Approve Major Modification MM16-005 to Conditional Use Permit number CUP1688 based on the findings identified in the Staff Report and subject to the proposed conditions of approval.

- C. CONDITIONAL USE PERMIT APPLICATION No. CUP17-006 - Minturn Nut Co. -** To construct a new 200,136 square foot almond storage building and an 81,070 square foot awning at an existing almond processing facility. The project site is located on the east side of Minturn Road, approximately one mile north of Highway 99 in the Le Grand area, identified by Assessor's Parcel Number (APN)068-190-054. The property is designated Agricultural land use in the General Plan and zoned A-2 (Exclusive Agricultural). CEQA: A mitigated negative declaration is proposed. **BG**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and,
- 3) Approve Conditional Use Permit No. CUP17-006 based on the findings included in the staff report and subject to the proposed conditions of approval.

- D. MAJOR SUBDIVISION APPLICATION MAS17-001/DA17-001 - Bloss Cove Estates/Ramson Piro:** A request to divide one parcel totaling approximately 19 acres into 92 residential lots, and enter into a Development Agreement for the project. The project is located on the south side of W. Bloss Avenue, approximately 650 feet east of N. Klint Drive in the Hilmar area, identified as Assessor's Parcel number (APN) 017-110-003. The property is designated Hilmar Urban Community Low Density Residential and Medium Density Residential in the General Plan and zoned R-1 and R-1-5000 (Single-Family Residential). CEQA: Project can be found exempt from CEQA under Section 15183 – “Projects Consistent with a Community Plan or Zoning”. **PN**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine the application can be found exempt from CEQA under Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision Application No. MAS15-002 based on the findings included in the staff report and subject to the proposed conditions of approval.

- E. MAJOR SUBDIVISION APPLICATION MAS16-001 - Bloss Woods/Woods Investment LLC:** A request to divide one parcel totaling approximately 13 acres into 58 residential lots. The project is located on the south side of W. Bloss Avenue, approximately 0.25 miles east of N. Klint Drive in the Hilmar area, identified as Assessor's Parcel number (APN) 017-110-050. The property is designated Hilmar Urban Community Low Density Residential and Medium Density Residential in the General Plan and zoned R-1 and R-1-5000 (Single-Family Residential). CEQA: Project can be found exempt from CEQA under Section 15183 – "Projects Consistent with a Community Plan or Zoning". **PN**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine the application can be found exempt from CEQA under Section 15183 – "Projects Consistent with a Community Plan or Zoning" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision Application no. MAS15-002 based on the findings included in the staff report and subject to the proposed conditions of approval.

**VII. COMMISSION ACTION ITEM(s)**

**VIII. DIRECTOR'S REPORT**

**IX. COMMISSIONER'S COMMENT**

**X. ADJOURNMENT**