

## **AGENDA**

### **PLANNING COMMISSION**

#### **Regular Meeting**

**Wednesday, November 14, 2018 - 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

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. MINOR SUBDIVISION APPLICATION No. MS18-010

**Jose & Carmen Torrez** - A request to section off a 4 acre homesite parcel from a 33.8 acre parcel and convey the remaining 29.8 acre parcel with an adjacent parcel, creating a 72.27 acre parcel. The property is located on the southeast corner of Westside Boulevard and Weir Avenue in the Livingston, identified as Assessor's Parcel Numbers (APNs) 049-030-012 and 049-030-014. The property is designated Agricultural land use and zoned A-1 (General Agricultural). CEQA: No further environmental review required under Section 15162 – “Subsequent EIRs and Negative Declarations.” **PN**

**RECOMMENDATION(S):**

- 1) Open/close public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 – “Subsequent EIRs and Negative Declarations” of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision Application No. MS18-010 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. MS18-010- JOSE AND CARMEN TORREZ.PDF](#)

6.II. ADMINISTRATIVE APPLICATION No. AA18-015

**Kulbirinderpal Singh** - A request to operate a semi mobile food vendor at an existing convenience store located at the northwest corner of North Lander Avenue & West Third Avenue, identified as Assessor's (APN) Parcel number 055-190-064. The property is designated Stevinson Urban Community - Commercial land use and zoned C-2 (General Commercial). CEQA: Exempt from CEQA pursuant Section 15311(c) – “Accessory Structures”. **BG**

**RECOMMENDATION(S):**

- 1) Open/close the Public Hearing;
- 2) Determine the project is exempt from CEQA pursuant to Section 15311(c) -

"Accessory Structures" of the CEQA Guidelines; and,  
3) Approve Administrative Application No. AA18-015 based on the findings and subject to the recommended conditions of approval.

Documents:

[ITEM B. AA18-015- KULBIRINDERPAL SINGH.PDF](#)

- 6.III. MAJOR MODIFICATION No. MM18005 To MINING & RECLAMATION No. CUP99-012  
**Calaveras Materials** - A request to allow for an alternate temporary ingress/egress truck route and to modify the existing reclamation plan in regards to phases and timing of reclamation; reclaimed slope ratio; and, proposed end use (open space vs. agriculture). The project site is located on the west side of North Highway 59, 0.6 miles south of West Turlock Road in the Merced area, identified as Assessor's Parcel Number (APN) 042-200-056. The property is designated Agricultural land use and zoned A-2 (Exclusive Agricultural). CEQA: No further environmental review is required pursuant to Section 15162 "Subsequent EIRs and Negative Declarations" and exempt from CEQA pursuant to Section 15301 – "Existing Facilities". **BG**

**RECOMMENDATION(S):**

- 1) Open/close public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 – "Subsequent EIRs and Negative Declarations" and can also be found exempt from CEQA pursuant to Section 15301 - "Existing Facilities" of the CEQA Guidelines; and,
- 3) Approve Major Modification No. MM18-005 based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[ITEM C. MM18-005 - CALAVERAS MATERIALS INC.PDF](#)

- 6.IV. CONDITIONAL USE PERMIT No. CUP18-003  
**AT & T Mobility** - A request to construct a new unmanned telecommunications facility consisting of a 110 foot tall monopole (with 12 panel antennas), a walk-in equipment cabinet, and an emergency standby power generator. The project site is located just north of the intersection of Romero Road and State Highway 140/33, approximately ¾ of a mile north of the Urban Community of Santa Nella, identified as Assessor's Parcel Number (APN) 070-070-014. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: The project may be found exempt pursuant to Section 15303 of the CEQA Guidelines – "New Construction or Conversion of Small Structures". **DL**

**RECOMMENDATION(S):**

- 1) Open/Close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15303 "New Construction or Conversion of Small Structures" of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit CUP18-003 based on the findings included in the staff report and subject to the conditions of approval.

Documents:

[ITEM D. CUP18-003 - ATT MOBILITY.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 11-14-18

Documents:

[PLANNING COMMISSION MEETING 11-14-18.PDF](#)