

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES

4.I. Merced Planning Commission Meeting Minutes 3/8/2023

Documents:

[PLANNING COMMISSION MINUTES 2023-MARCH-8- ROUGH DRAFT.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)

6.I. Item VI. A Conditional Use Permit No. CUP22-005 / Site Plan & Design Review No. SPR20-004 - BA Acquisition

VI. A. CONDITIONAL USE PERMIT No. CUP22-005 / SITE PLAN AND DESIGN REVIEW No. SPR20- 004 - BA ACQUISITION

- A request to construct a service station including with gasoline and hydrogen fueling and EV charging, and a convenience store on an approximately 5.97-acre parcel. The convenience store would be approximately 4,900 square feet and include food, beverages, and beer and wine sales. The fuel canopy with underground fuel tanks would be approximately 4,395 square feet and consist of 8 fuel pumps. The EV charging area would provide for approximately 16 electric vehicles, and the hydrogen fuel dispenser with an above-ground hydrogen fuel tank would provide for two hydrogen-fueled vehicles. The project site is located on the southeast corner of Sullivan Road (State Highway 140 West) and Interstate-5 in the Gustine area of Merced County, identified as Assessor's Parcel Number (APN) 069-260-011. The property is designated as General Commercial and Agricultural land use in the General Plan and zoned H- I-C (Highway Interchange Center). CEQA: Staff recommends the Planning Commission adopt the Negative Declaration for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines. **TSH**

RECOMMENDATION(S):

1. Open/close the public hearing;
2. Adopt the Negative Declaration for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines; and,
3. Approve Conditional Use Permit No. CUP22-005 and Site Plan and Design Review No. SPR20-004 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

6.II. Item VI. B. Administrative Permit Application No. AA22-077 / Site Plan & Design Review Application No. SPR22-007 - Meena Farms

VI. B. ADMINISTRATIVE PERMIT APPLICATION NO. AA22-077 / SITE PLAN AND DESIGN REVIEW APPLICATION NO. SPR22-007 - MEENA FARMS

- A request to demolish two (2) existing hot house facilities, totaling approximately 12,950 square feet and convert an existing 63,000-square foot tomato-packing facility into a 73,000-square foot packing and processing building that incorporates storage, fumigation, and an office for the processing and packing of cherries. The project site is located on the south side of Gun Club Road, approximately 600 feet west of Azevedo Road in the Gustine area, identified as Assessor's Parcel Number (APN) 063-200-030. The project site is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines. **CC**

RECOMMENDATION(S):

1. Open/close the public hearing;
2. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project pursuant to Section 15074 ("Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration") of the CEQA Guidelines; and,
3. Approve Administrative Permit Application No. AA22-077 / Site Plan and Design Review Application No. SPR22-007 based on the findings in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM VI.B - PC PACKET - AA22-077 SPR22-007.PDF](#)

7. COMMISSION ACTION ITEM(S)

7.I. Item VII. A. 2022 General Plan Annual Progress Report

A. 2022 GENERAL PLAN ANNUAL PROGRESS REPORT - Review the 2022 General Plan Annual Progress Report and direct staff to present the report to the Board of Supervisors and submit the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

Documents:

[ITEM VII.A - PC PACKET - 2022 GENERAL PLAN ANNUAL PROGRESS REPORT.PDF](#)

8. DIRECTOR'S REPORT

9. COMMISSIONER'S COMMENT

10. ADJOURNMENT

11. PRINTABLE (PDF) AGENDA

11.I. Merced Planning Commission Agenda 3/22/2023

Documents:

[PLANNING COMMISSION AGENDA 2023- MARCH.PDF](#)