

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
- 4.I. DRAFT PC MINUTES 05-26-21

Documents:

[DRAFT MINUTES 052621.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
- 6.I. CONDITIONAL USE PERMIT No. CUP21-008

**APEX ENERGY SOLUTIONS LLC** - A request to establish a 3.0 MW battery energy storage facility on a (maximum) two (2) acre portion of a 16.8-acre parcel. The project site is located on the west side of South Aubrey Avenue, approximately .25 miles north of the intersection of Carmellia and Aubrey Avenues in the Dos Palos area, identified as APN No. 089-020-075. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15303 – “New Construction or Conversion of Small Structures” of the CEQA Guidelines. **DL**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine the project is exempt from environmental review pursuant to Section 15303– “New Construction or Conversion of Small Structures”; and,
- 3) Approve Conditional Use Permit No. CUP21-008 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[AGENDA ITEM A. CUP21-008 APEX ENERGY SOLUTIONS LLC.PDF](#)

- 6.II. MAJOR SUBDIVISION No. MAS20-003
- “QUAIL HOLLOW ESTATES - PHASE 5” - GATEWAY HOMES INC** - A request to subdivide an existing 10.92 acre parcel into a 47 lot residential subdivision; and a variance request to deviate from the required 15-foot rear setback for proposed lots 41 and 42, to deviate from the maximum “depth to width ratio” of 3 to 1 for proposed lot 22, and to deviate from the minimum 100-foot parcel depth for proposed lots 41 and 42. The project site is located at the southeast corner of West Walnut Avenue and North Cypress Avenue in the Winton Community, identified as APN No. 147-070-052. The property is designated Winton Urban Community - Low Density Residential land use in the General Plan and is zoned R-1 (Single Family Residential Zone). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines. **DL**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine the project is exempt from environmental review pursuant to Section 15183 – “Projects Consistent with a Community Plan or Zoning” of the CEQA Guidelines; and,
- 3) Approve Major Subdivision No. MAS20-003 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[AGENDA ITEM B. MAS20-003 QUAIL HOLLOW ESTATES - PHASE 5 - GATEWAY HOMES INC.PDF](#)

6.III. **CONDITIONAL USE PERMIT No. 21-010**

**GURPREET SINGH** - A request to operate a semi-truck and recreational vehicle storage service, on a property located at the north side of N. Ashby Road and a quarter mile west of N. Fern Street. The project site is located in the Franklin-Beachwood area, identified as Assessor’s Parcel Numbers APN(s) 057-390-054 and 057-390-053. The property is designated General Commercial land use in the General Plan and is zoned C-2 (General Commercial) CEQA: Staff recommends that the Planning Commission find that no further environmental review is required because the project is consistent with development density established by existing zoning, pursuant to Section 15183 - "Projects Consistent With a Community Plan or Zoning" of the CEQA Guidelines. **MM.**

**RECOMMENDATION(S):**

- 1)Open/close public hearing;
- 2)Determine that no further environmental review is required, pursuant to Section 15183 - " Projects Consistent With a Community Plan or Zoning" of the CEQA Guidelines; and,
- 3)Approve Conditional Use Permit No. CUP21-010, based on the findings included in the staff report and subject to the proposed conditions of approval.

Documents:

[AGENDA ITEM C. CUP21-010 GURPREET SINGH.PDF](#)

6.IV. **CONVEY AND COMBINE MINOR SUBDIVISION No. MS21-006**

**BETTENCOURT / FOREBAY FARMS** - A request to section off a 2.9-acre homesite parcel and convey the remaining acreage to an adjacent parcel to create a 51.2-acre parcel, then after to section off a 4.1-acre homesite parcel and convey the remaining acreage to an adjacent parcel. The resulting parcel sizes would be: Parcel 1 = 2.9 acres, Parcel 2 = 4.1 acres, and Remainder Parcel = 47.1 acre. The project site is located at the southwest corner of West American Avenue and North Griffith Avenue in the Hilmar area, identified as Assessor’s Parcel Numbers (APNs) 045-160-072, 045-160-073 and 045-160-045. The property is designated Agricultural land use in the General Plan and zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission determine that no further environmental review is required pursuant to Section 15162 - “Subsequent EIRs and Negative Declarations” of the CEQA Guidelines. **TSH**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine no further environmental review is required pursuant to Section 15162 - "Subsequent EIRs and Negative Declarations" of the CEQA Guidelines based on the analysis in the 2030 Merced County General Plan Program Environmental Impact Report and the attached CEQA Guidelines Section 15162 Findings and Analysis; and,
- 3) Approve Minor Subdivision Application No. MS21-006 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval

Documents:

[AGENDA ITEM D. MS21-006 BETTENCOURT FOREBAY FARMS.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 6-23-21

Documents:

[PLANNING COMMISSION AGENDA 06-23-21.PDF](#)