

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
- 4.I. Merced Planning Commission Meeting Minutes 2/8/2023

Documents:

[PLANNING COMMISSION MINUTES 2023 - FEBRUARY-8-.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
- 6.I. ITEM A. CUP22-009-RENEWABLE AMERICA LLC-WEST TAMBO CLEAN POWER II SOLAR PROJECT PC PACKET

**A. CONDITIONAL USE PERMIT No. CUP22-009 – RENEWABLE AMERICA LLC – WEST TAMBO CLEAN POWER II SOLAR PROJECT** – A request to construct a 2-megawatt alternating current (MWac) photovoltaic (PV) solar power generation facility to include installation of a 600-square-foot equipment pad, PV system equipment and a mounted transformer, and various associated site improvements, within an 8.5-acre portion of a 36.9-acre parcel. The project site is situated at the northeast corner of North Lincoln Boulevard and West Westside Boulevard in the Livingston area, identified as Assessor’s Parcel Number (APN) 047-290-002. 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 Conditional Use Permit No. CUP22-009 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. PC PACKET CUP22-009.PDF](#)  
[ITEM A. ATTACHMENT D - WEST II CLEAN POWER LLC SOLAR PROJECT ISMND.PDF](#)

- 6.I.i. ITEM B. CUP22-018 / SPR22-009- THE ROMAN CATHOLIC BISHOP CHURCH OF FRESNO
- B. CONDITIONAL USE PERMIT No. CUP22-018 / SITE PLAN REVIEW No. SPR22-009 - THE ROMAN CATHOLIC BISHOP CHURCH OF FRESNO** - A request to demolish an existing administrative building and classrooms, and relocate them within an existing building and rebuild a 16,000 SF multi-purpose room and make improvements to an existing chapel on property generally located at the southwest corner of North Cypress Street & West American Avenue, identified as APN's: 015-020-004 & 035. The property is designated Hilmar Community Plan - Quasi Public land use in the General Plan and is zoned R-1 (Single Family Residential). CEQA: Staff recommends the Planning Commission find the project exempt under Section(s) 15302 - Replacement or

Reconstruction and 15303 - New Construction or Conversion of Small Structures of the CEQA Guidelines. **BG**

**RECOMMENDATION(S):**

1. Open/close the public hearing;
2. Find the project exempt from CEQA under Section(s) 15302 - Replacement or Reconstruction and 15303 - New Construction or Conversion of Small Structures; and,
3. Approve Conditional Use Permit No. CUP22-018/Site Plan Review No. SPR22-009 based on the findings identified in the Staff Report and subject to the recommended conditions of approval.

Documents:

[ITEM B. PC PKT CUP22-018-SPR22-009.PDF](#)

6.l.i.1. ITEM C. CUP22-019 - PACHACAMAC WIND LLC

**C. CONDITIONAL USE PERMIT No. CUP22-019 - PACHACAMAC WIND LLC -**

A request to construct three 197' tall meteorological towers to collect wind energy data to determine feasibility of a future commercial wind energy project for a period of no longer than three years. The project sites are located west of Interstate 5, north of the San Luis Reservoir and are identified as APNs 069-020-002,

-006 and 069-210-001. The property is designated Foothill Pasture land use in the General Plan and is zoned A-2 (Exclusive Agricultural). CEQA: Staff recommends the Planning Commission find the project exempt from CEQA under Section(s) 15303 - New Construction or Conversion of Small Structures and 15306 - Information Collection of the CEQA Guidelines. **BG**

**RECOMMENDATION(S):**

1. Open/close the public hearing;
2. Find the project exempt from CEQA under Section(s) 15303 - New Construction or Conversion of Small Structures and 15306 - Information Collection; and,
3. Approve Conditional Use Permit No. CUP22-019 based on the findings identified in the Staff Report and subject to the recommended conditions of approval.

Documents:

[ITEM C. CUP22-019 PC PACKET.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 3/8/2023

Documents:

[PLANNING COMMISSION AGENDA 2023- MARCH- 8.PDF](#)