

PLANNING COMMISSION MEMBERS Fernando Aguilera District 1 Robert Acheson District 2
Jack Mobley District 3 (Chairperson) Kurt Spycher District 4 (Vice Chairperson) Mark Erreca District 5
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AGENDA

PLANNING COMMISSION

Regular Meeting

Wednesday, May 27, 2020 - 9:00 a.m

Merced County Administration Building
Board Room, Third Floor 2222 M Street
Merced, California 95340

Phone: 209.385.7654 Fax: 209.726.1710 **IMPORTANT NOTICE:** DUE TO THE ONGOING COVID-19 PANDEMIC, WE ARE CANCELING THE MEETING.

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

5.I. **CONDITIONAL USE PERMIT No. CUP19-006**

Godinho Dairy LP - A request to bring an existing dairy heifer facility into compliance and modify the facility to allow the facility to increase the number of animals housed from 2,004 to 3,501 (1,103 Animal Units). The modification includes the construction of three freestall barns and a loafing barn within and adjacent to the existing heifer ranch footprint, over the course of two phases. The project site is located at the southeast corner of South Johnson Road and West Henry Miller Avenue in the Los Banos area, identified as Assessor's Parcel Numbers (APN) 081-020-008 and 081-020-019. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA – Staff has prepared an Initial Study and Mitigated Negative Declaration for this project. **TSH**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Certify the Project Environmental Impact Report and adopt the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program; and,
- 3) Approve Conditional Use Permit No. CUP19-006 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM A. - CUP19-006 - GODINHO HEIFER.PDF](#)

5.II. **CONDITIONAL USE PERMIT No. CUP19-010**

Merced Rescue Mission - A request to establish and construct a 45,000 square foot community care/adult recovery facility with interim supportive housing and residential rehabilitation programs for homeless persons, including families and veterans. The facility will include respite care, administrative offices, classroom, kitchen and dining facilities, and recreational facilities. The project site is located on the north side of Cone Avenue, approximately 800 feet east of Martin Luther King Jr. Way in the Merced Area, identified as Assessor Parcel Numbers (APNs) 259-060-004 and 259-060-005. The property is designated Merced Urban Community Low Density Residential land use in the General Plan and is zoned R-2 (Two Family Residential).

CEQA – Staff recommends the Planning Commission find that the project is exempt from environmental review pursuant to Section 21159.25 of the CEQA Guidelines – “Unincorporated County Infill Mixed-Use Residential.” **TSH**

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine that the project can be found exempt from environmental review pursuant to Section 21159.25 – “Unincorporated County Infill Mixed-Use Residential” of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit No. CUP19-010 based on the findings included in the staff report and subject to the recommended conditions of approval.

Documents:

[ITEM B. - CUP19-010 - MERCED RESCUE MISSION.PDF](#)

6. COMMISSION ACTION ITEM(S)
7. DIRECTOR'S REPORT
8. COMMISSIONER'S COMMENT
9. ADJOURNMENT
10. PRINTABLE (PDF) AGENDA
- 10.I. PLANNING COMMISSION AGENDA 05/27/2020

Documents:

[052720.PDF](#)
[052720 COVID19 - MEETING PROTOCOL GUIDANCE.PDF](#)