

**AGENDA**  
**PLANNING COMMISSION**  
**Regular Meeting**  
**Wednesday, April 28, 2021 - 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

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF COMMISSIONERS
4. APPROVAL OF MINUTES
  - 4.I. DRAFT PC MINUTES 04-14-21

Documents:

[DRAFT MINUTES 041421.PDF](#)

5. CITIZEN COMMUNICATIONS
6. PUBLIC HEARING(S)
  - 6.I. CONDITIONAL USE PERMIT No. CUP20-002

**MARTINS VIEW JERSEY DAIRY** - A request to expand an existing permitted dairy facility by constructing two free stall barns (totaling approximately 98,000 square feet); a 19,000 square foot shade barn; and to increase the herd size from 1,225 animals to 2,450 animals, including support stock. The project site is located on the west side of N. Hunt Road, approximately 0.25 mile south of the intersection of W. Baumbauer Road and N. Hunt Road in the Gustine area, identified as Assessor's Parcel Numbers (APNs) 063-050-028, 063-050-011, and 063-040-003. The property is designated Agricultural land use in the General Plan and is zoned A-1 (General Agricultural). CEQA: Staff recommends that the Planning Commission adopt a Mitigated Negative Declaration for the project pursuant to Section 15070 – “Decision to Prepare a Negative or Mitigated Negative Declaration” of the CEQA Guidelines. **DL**

**RECOMMENDATION(S):**

- 1) Open/close the public hearing;
- 2) Determine the project will not have a significant effect on the environment and adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the project pursuant to Section 15070 – “Decision to Prepare a Negative or Mitigated Negative Declaration” of the CEQA Guidelines; and,
- 3) Approve Conditional Use Permit No. CUP20-002 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Documents:

[AGENDA ITEM A. CUP20-002 MARTINS VIEW JERSEY DAIRY.PDF](#)

6.II. MINOR SUBDIVISION APPLICATION No. MS21-005

**MOHAN SINGH JOHAL** -A request to subdivide a 6.2 acre parcel into four 1 acre parcels, and a remainder parcel of 2.03 acres, on a property located on the east side of N. Giannini Road, 500 feet south of W. Atwater Jordan Road in the Atwater area, identified as Assessor's Parcel Numbers (APNs) 056-350-012. The property is designated Atwater Agricultural Residential Center land use in the General Plan and is zoned R-R (Rural Residential). CEQA: Staff recommends that the Planning Commission determine the project is exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines. **MM**

**RECOMMENDATION(S):**

- 1) Open/close public hearing;
- 2) Determine that the project can be found exempt from environmental review pursuant to Section 15315 – "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision No. MS21-005 based on the findings identified in the staff report and subject to the recommended conditions of approval.

Documents:

[AGENDA ITEM B. MS21-005 MOHAN SINGH JOHAL.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 04-28-21

Documents:

[PLANNING COMMISSION AGENDA 04-28-21.PDF](#)